



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

May 4, 2021

Board Meeting Room at 6:30 p.m.*

***The public is invited to participate through the meeting livestream:**

[To Join the Planning Commission Webex Meeting online, click this link here.](#)

1. **Call to Order & Statement on Modified Public Hearings-** Chairman Kevin Flint
2. **Pledge of Allegiance and Invocation-** Commissioner Keith Sheets
3. **Approval of Minutes-** April 6 Regular Meeting
4. **Public Hearing**

Rezoning Cases

- A. **REZ21-064 K & K Enterprises, LLC.** c/o Phil Landes. Request to rezone 0.325 acres from R-2 (Medium Density Residential) to B-1 (General Business). Undeveloped parcel behind 1880 Harpine Highway (VA 42). TM # 94B-(1)- L14. Election District 2.
 - B. **REZ20-333Baum Investments, LLC.** c/o George Daugharty. Request to rezone 5.69 total acres: approximately 3.66 acres from A-2 (General Agricultural) to PMF-C (Planned Multifamily Residential with conditions) and approximately 2.03 acres to B-1C (General Commercial with conditions) including a master plan proposing a commercial building; an internally-accessed, enclosed, air-conditioned, three-story mini-storage building; and up to 78 apartment units. Northwest corner of Port Republic Road (VA 254) at Boyers Road (VA 704). TM # 125-(A)- L20D1. Election District 3. *Due to technical difficulties at the April 6 public hearing, the Commission is continuing the public hearing to provide individuals, who were not able to speak in April, to do so on this case.*
5. **Unfinished Business** – *None.*
 6. **New Business** – *None.*
 7. **Ongoing Business**
 - A. Pending Ordinance Amendments Update
 - B. City Planning Commission Liaison Report
April 14 – Chairman Kevin Flint
 - C. Upcoming City Planning Commission Liaison Report
May 12 – Vice Chairman Bill Loomis
 - D. Solar Facilities Study Committee Update – Chairman Kevin Flint
Joint Work Session with the Committee and Board – May 26 at 3:00 p.m.

8. **Staff Report Overview**

9. **Adjournment**

#

***SPECIAL NOTICE TO THE PUBLIC:** Pursuant to Governor Northam's Executive Order limiting public gatherings and adhering to Centers for Disease Control's social distancing guidelines, the **meeting will be livestreamed on Webex** and accessible by phone.

- You may appear in person at this meeting; however, **the total number of members of the public permitted within the meeting room will be limited.**
- **You will be required to wear a mask in public** in compliance with the executive order.
- To make public comment on any of the items on this agenda, please submit to: PWilcox@RockinghamCountyVA.gov and BDyjak@RockinghamCountyVA.gov or call (540)-564-1513.
- **You are invited to participate through our livestream:**
To Join Webex Meeting online:
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Meeting number (access code): 132 450 7932

Meeting password: ytWmX3Trd33

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You can also dial 173.243.2.68 and enter your meeting number.

PLANNING COMMISSION

DRAFT MINUTES

April 6, 2021

The Rockingham County Planning Commission met on Tuesday, April 6, 2021, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were Chairman Kevin Flint, Vice Chairman Bill Loomis, Commissioner Michael Harvey, Commissioner Rodney Burkholder and Commissioner Keith Sheets. Staff members present were Director of Community Development Rhonda Cooper, Director of Planning Bradford Dyjak, Senior Planner Patrick Wilcox, and Secretary Kayla Yankey.

At 6:34 p.m., Chairman Flint called the meeting to order and noted the meeting would be conducted in accordance with Governor Ralph Northam's Executive Order limiting public gatherings and would adhere to Centers for Disease Control's social distancing guidelines. The meeting was accessible for those wishing to watch and comment online via livestream as well as by phone.

Vice Chairman Loomis offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Vice Chairman Loomis and seconded by Commissioner Burkholder the March 2, 2021 regular minutes were approved with a 5-0 roll call vote.

PUBLIC HEARING

REZONING REQUEST

Chairman Flint introduced the case by stating his intention to abstain from voting on this case, but that he would still be able to chair the hearing impartially. After consulting with the County Attorney regarding his previous professional relationships with both adjacent landowners and the applicant, he indicated he was not required to recuse myself under the Virginia Conflict of Interest Act as he had no financial investment in the outcome of this case. Out of an abundance of caution, however, he would still abstain from voting and refrain from discussion.

Chairman Flint then outlined the procedures for the public hearing.

Mr. Dyjak presented the request, explaining that the proposal was to rezone a portion of the lot to PMF-C and the remainder to B-1C and reviewed the proffered conditions, plan description and master plan. He explained that staff found the proposal was consistent with the Stone Spring Urban Development Area (UDA) Plan and highlighted the proposed Boyers Road shared use path and the mixture of uses on site as examples of conformance with the plan. Additionally, he indicated that only a marginal traffic impact was anticipated on Boyers Road, noting that traffic counts had decreased since the opening of Stone Spring Road (VA 280) and referenced the Virginia Department of Transportation's (VDOT) determination that a Traffic Impact Analysis (TIA) was not warranted by this request. Mr. Dyjak presented the staff recommendation to approve the request based upon those findings and further finding the requested PMF and B-1 districts are compatible with existing and planned future surrounding uses as designated in the UDA Plan.

At 6:54 p.m., Chairman Flint opened the public hearing.

Applicant George Daugharty spoke first in favor of the rezoning. He reiterated Mr. Dyjak's statement that this plan would provide a pedestrian friendly area and be consistent with the UDA Plan. Mr. Daugharty said this type of facility would meet the housing needs for young professionals and have little to no burden on area schools due to only being one-to-two-bedroom apartments. As proffered, Mr. Daugharty said this would be the start of a 10'-wide shared use path along Boyers Road connecting to existing Port Republic Road sidewalk.

Commissioner Sheets questioned Mr. Daugharty on the target customer for the storage facility. Mr. Daugharty called upon his consultant Mr. Stephen Overcash to answer this question.

Mr. Overcash responded that those living in apartment spaces need storage space, as do those downsizing their living spaces after children have moved out.

Since Mr. Overcash had been a part of other indoor conditioned storage space developments, Vice Chairman Loomis asked the zoning requirements that were present in the other localities. Mr. Overcash responded that many do not allow roll up doors on the outside like a typical mini-storage space and are required to look more like an office space.

Commissioner Sheets asked Mr. Overcash how many trips a day are typically made to the storage facility. Mr. Overcash answered 10-12 cars were anticipated each day, and a single box truck once per month.

Commissioner Harvey asked if there was a specific area for box trucks, which Mr. Overcash answered that there would be a specified place to unload for box trucks and foot traffic.

Commissioner Burkholder asked Mr. Overcash how many storage units would be within the conditioned building. Mr. Overcash stated that there would be approximately 600 units. Commissioner Burkholder stated it did not appear there was much parking planned for a facility of that size. Mr. Overcash responded that there was not much parking needed as few trips are generated by mini-storage facilities.

Vice Chairman Loomis asked what hours the facility would operate, to which Mr. Overcash responded that there would be no access allowed from 9:00 p.m. to 6:00 a.m. There would be a person working in the office during business hours.

Chairman Flint asked Mr. Wilcox to call on online Webex participants who were in favor of the proposal. Mr. Wilcox invited comment, but there were none to speak in favor using the online or phone systems. Chairman Flint then asked Mr. Wilcox to call on online participants who were opposed.

Mr. Michael Weiler stated that the 2018 traffic study was insufficiently old to be appropriately used in this case, since the properties along the road had developed. The proposal would negatively impact the traffic pattern in the area.

Mr. Dick Shimp asked who would police and who could patronize in the mini-storage facility?

Ms. Nadine Sengul, who lives in Kentshire Estates, spoke in opposition only of the mini-storage facility component. She asked if the units would be available to anyone or only those living on site. She asked about security and stated that a new traffic study was needed.

Mr. Jeff Robb appeared in person and spoke in favor of the proposal. He stated that he lives in Barrington, works in commercial real estate and represents the applicant in this transaction. He noted that he has seen development incrementally occur within this area near Boyers Road and Port Republic Road and this project

would be complementary to the existing development. Mr. Robb added that VDOT heavily scrutinizes the potential traffic impacts of proposed commercial and mixed-use development.

Ms. Gina Hertenburg, who lives on Kentshire Drive, appeared in person, and spoke in opposition to the request. She walks on Taylor Spring Lane and Boyers Road. She said that the entrance should be from Port Republic Road only if the project is approved because of safety concerns.

Mr. Craig Short appeared in person and presented a slideshow, a copy of which is retained in the case file. He stated that the proposal was not in accordance with the UDA Plan because the Boyers Crossing area is slated as a Transition Zone and not targeted for the densest development in the County. He stated that there would be a negative effect on nearby property values and that the density proposed was higher than that recommended in the Comprehensive Plan. He also stated that the buildings would be higher than called for in the UDA Plan and that the proposed Smart Cube mini-storage facility had a poor track record on the Better Business Bureau.

Mr. Stephen Carpenter appeared in person and stated that the traffic pattern needs to be addressed.

Mr. Kyle Yeager, a resident of Barrington, appeared in person and spoke in opposition based on the increase in traffic.

Upon conclusion of the comments from the public, the applicant was provided an opportunity for rebuttal. Mr. Daugharty stated that there would be more than one access point, and that Boyers Road was only one of four proposed access points to the project. He stated that a similar project in Falls Church has a low impact to surrounding neighborhood. He stated that there would be interior sidewalks and reemphasized the inclusion of a shared use path.

Mr. Bill Moore of Balzer & Associates, the applicant's engineer, spoke to clarify that VDOT reviewed the request and did not require a Traffic Impact Analysis to be conducted. He also mentioned that stormwater management issues would be engineered and addressed during the site plan submittal.

Mr. Dyjak mentioned that building materials and renderings were proffered, ensuring the overall appearance of the site. He stated that the area was identified for mixed use in the UDA Plan and should be developed according to a mix of commercial and residential uses.

At 8:03, Chairman Flint closed the public hearing.

Commissioner Sheets asked Mr. Dyjak how staff would enforce proffered renderings. Mr. Dyjak stated that the site plan review would encompass a review of any proffered conditions on the rezoning and that staff would ensure those conditions were met. He recounted several recent rezoning cases where renderings were proffered and successful incorporated into the approved site plans and building permit designs.

Vice Chairman Loomis asked about gaps in the Boyers Road shared use path between developed and undeveloped properties. Mr. Dyjak stated that the path would develop incrementally over years.

Vice Chairman Loomis stated that two of the four proposed access points were subject to the adjoining land developing, that there was no crossover at the Port Republic Road entrance, that the 2018 traffic study was outdated, and that he anticipated more than 10 cars would visit the site at a time.

Mr. Daugharty stated that his intention was for the main access to be from Port Republic Road and not from Boyers Road. He stated that the long-term goal was for a traffic light to be installed at the entrance from the adjoining property onto Port Republic Road. He stated that the Boyers Road entrance was more of a secondary entrance, and that the location was chosen to allow for the best line of sight. He stated that the

look of the storage would not differ from the office building and would likewise be consistent with the apartments.

Commissioner Burkholder asked about security at the site. Mr. Daugharty stated that the storage would utilize a self-serve credit card machine and that there would be sensors to detect each entry.

Commissioner Sheets asked if the entrance would be another VDOT-maintained street. Mr. Dyjak stated that a through-road extending from Barrington Drive to the adjoining parcel would have to be a public street, while the internal streets would be private.

Vice Chairman Loomis motioned for the Planning Commission to recommend denial of the proposed rezoning. The motion was not seconded.

Commissioner Sheets motioned to recommend approval of the proposed rezoning. Commissioner Burkholder seconded. On a vote of 3-1, with one abstention, the Commission recommended the approval of this rezoning.

Those voting aye: Sheets, Burkholder, Harvey. Those voting nay: Loomis. Those abstaining: Flint.

A recess was called at 8:21 p.m. and the meeting resumed at 8:26 p.m.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ONGOING BUSINESS

A. Pending Ordinance Amendments Update

There were no new pending ordinance amendments.

B. City Planning Commission Liaison Report

Commissioner Rodney Burkholder gave a report for the March 10 Harrisonburg City Planning Commission Meeting.

C. Upcoming City Planning Commission Liaison Report

The Liaison for the April 14 Harrisonburg City Planning Commission Meeting is Chairman Flint.

D. Solar Facilities Study Committee Update – Chairman Kevin Flint

Chairman Flint gave a report that there were potentially two remaining meetings of the Solar Facilities Study Committee. At the June meeting the committee should be ready to present findings to the Commission.

STAFF REPORT OVERVIEW

Ms. Cooper noted the staff report was available for reference.

ADJOURNMENT

At 8:31 p.m., having no further business, the Commission adjourned

Minutes are draft and unofficial until approved.

Minutes approved by the Commission on _____, 2021 by:

/s/

Kevin Flint, Chair

/s/

Kayla Yankey, Secretary



ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING CASE REPORT REZ21-064

Applicant	K & K Enterprises, LLC c/o Phil Landes
Address/Location	Parcel behind 1880 Harpine Highway
Tax Map#	94B-(1)- L14
Acreage	0.325
Present Zoning	R-2 – Medium Density Residential
Proposed Zoning	B-1 - General Business
Election District	2
Comprehensive Plan	Community Residential
Staff Recommendation	Approval, April 28, 2021
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The applicant owns both the subject property as well as the adjoining property at 1880 Harpine Highway. The applicant has requested a rezoning to B-1 for the 0.325-acre parcel consistent with the existing designation on the adjoining parcel as they would like to utilize the subject parcel for commercial purposes in conjunction with their existing retail business. Nothing, however, has been proffered with this request limiting uses.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

The parcel is designated in the Comprehensive Plan as Community Residential within an Urban Growth Area. This rezoning would represent an expansion of an existing B-1 District.

This rezoning is small in scope and is not expected to have a significant impact on the character of the neighborhood or on public resources. Staff understands that the property, if rezoned is likely to be used by the current owner for storage.

Zoning Consistency:

From a zoning standpoint, this request is a logical expansion of an existing B-1 zoning district.

If rezoned, prior to commencing any allowed use under the B-1 district, the owner would first be required to submit and receive approval for a site plan. Conformance with all relevant requirements Chapter 17 of the County Code must be demonstrated on this plan, which include but are not limited to: parking, landscaping, screening measures, signage, outdoor lighting, and more. Site plan requirements are found in Chapter 17, Article X. General development standards are found in Chapter 17, Article VI. At minimum, screening measures will be required, in accordance with § 17-703-07 (excerpted from the Code below).

Zoning Code Requirements (provided for reference only):

B-1 General Business District Code Requirements

Sec. 17-310.01. - Definition.

The B-1 district provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations.

Sec. 17-310.02. - Requirements.

- (a) Any new B-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.
- (b) Sites shall be designed and built to ensure safe pedestrian and vehicular access internal to the site and to adjoining properties.
- (c) Sites with adequate frontage and depth shall be provided to prevent sprawling strip commercial development and to permit controlled access to public streets.
- (d) To maintain traffic safety and flow along the fronting public streets, interparcel access shall be provided.

Sec. 17-310.03. - Minimum area.

No minimum acreage shall be required for the B-1 district.

Sec. 17-310.04. - Water and sewer.

- (a) All uses requiring water service shall be served by public water where available.
- (b) All uses requiring sewage treatment shall be served by public sewer where available.

Development Standards

Sec. 17-703.07. - Screening.

On-site functions, such as loading and unloading areas, dumpsters and trash collection, outside storage areas, maintenance areas and equipment, and mechanical equipment, shall be screened by using one (1) or more of the following options in order to effectively screen the on-site function from streets utilized by the public and adjoining residential and agricultural uses:

- (a) A minimum six-foot-high opaque fence or wall, the height of which shall be no lower than the functions/items being screened. An appropriate gate shall be provided, if applicable.
- (b) A three-foot-high berm with plantings of six-foot-high evergreen screening is provided.
- (c) For ground level or rooftop mechanical and similar equipment, any architectural element compatible with the building is acceptable, as long as it screens the view of the equipment.

FIRE AND RESCUE

This rezoning request is located within Hose Company #4 Fire Department and Harrisonburg Volunteer Rescue Squad's respective first due area. Fire & Rescue had no concerns with the rezoning.

ENVIRONMENTAL SERVICES

Environmental Services had no comment on this proposal.

CITY OF HARRISONBURG

The City of Harrisonburg has certified that public water and sewer are both available for this parcel.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Roadway Information:

Harpine Hwy (Rt. 42)

Functional Class: Other Principal Arterial

Geometry: Five Lane Highway (with continuous two-way turn lane)

Traffic Count: 11000 VPD (2019)

Posted Speed: 45 MPH

VDOT Comments:

1. This proposed rezoning of 0.325 acres from Residential to Commercial is not expected to have a significant impact to the roadway network. A VDOT Chapter 527 Traffic Impact Analysis is not warranted.
2. The parcel being rezoned will use the adjacent parcel's existing commercial entrances, which are adequate for the request.

STAFF RECOMMENDATION

Approval, April 28, 2021

The property in the request is currently zoned R-2, Medium Density Residential but is located within an Urban Growth Area, would form a logical extension of the existing adjoining B-1 district, has access to public utilities, and is expected to have minimal impact on the surrounding neighborhood.

CERTIFICATION OF UTILITY AVAILABILITY
Mar 16, 2021 City of Harrisonburg

The property listed below has been reviewed for purpose of planning water and/or sewer services to a proposed dwelling. This department recognizes that building or subdivision is pending and may be influenced by the availability of the referenced public utilities.

Address: 1880 Harpine Highway
Tax map lot id: 94B-(1)- L7 & 94B-(1)- L14
Structure type: COMMERCIAL

Existing or proposed public mains are or will be available for installation for connections if indicated "yes" below. A review of proposed connection arrangements is suggested for purpose of size, route, and gravity limitations.

Water availability: Yes

Sewer availability: Yes

A site plan reference below indicates that proposed connection arrangements have been reviewed and that the utility is not yet available, unless the project substantial completion is indicated as "yes". A "No" designation implies that the connection of services would require an extension from the existing main to within the referenced general area and for the utility to be conveyed in ownership to the city. At this date, substantial completion of the project is identified below.

Site plan:

Site plan lot id:

Project Substantial Completion issued:

COMMENTS _____

Department Officer
Signature Zachary A. Hinch
Date 3-16-21

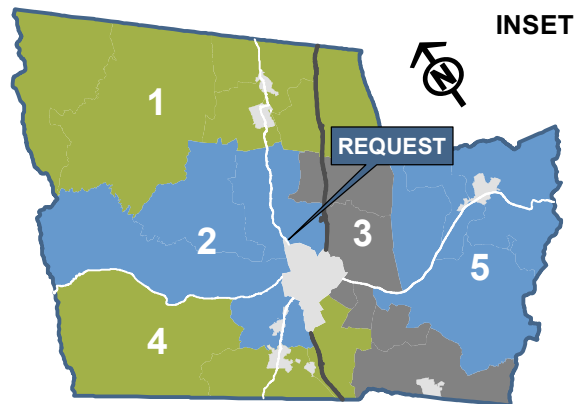


K & K Enterprises, LLC Rezoning Request



PC Hearing Date: 5/4/2021

REZ# 21-064





**ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

REZONING CASE REPORT REZ20-333

Applicant	Baum Investments, LLC., c/o George Daugharty
Address/Location	Northwest corner of Port Republic Road (VA 254) at Boyers Road (Rt. 704).
Tax Map#	125-(A)- L20D1
Acreage	5.69 acres
Present Zoning	A-2 – General Agricultural
Proposed Zoning	PMF-C – Planned Multifamily with conditions (~3.66 acres), and B-1C – General Business with conditions (~2.03 acres)
Election District	3
Comprehensive Plan	Mixed Use and Community Residential within the Stone Spring Urban Development Area – Boyers Crossing West neighborhood
Staff Recommendation	Approval, April 1, 2021
Planning Commission	
Board of Supervisors	

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

The subject parcel is undeveloped and borders another undeveloped parcel owned by Sentara RMH Hospital to the north and by several A-2 parcels fronting on Port Republic Road. In addition to a church on the opposing corner of the intersection, properties on the southern and eastern side of Boyers Road are zoned for residential uses including, single-family detached homes within the Barrington subdivision.

The applicant requests rezoning a portion the parcel - approximately 3.66 acres - to PMF-C (Planned Multifamily Residential with conditions) and the remainder of the parcel - approximately 2.03 acres - to B-1C (General Commercial with conditions). This application designates the project as “Boyers Crossing” and includes a master plan proposing a commercial building, an internally accessed, enclosed, conditioned, three-story mini-storage building; and up to 78 apartment units within two separate buildings. The proposed Boyers Crossing Master Plan would govern the entire project, despite the B-1 district not being classified as a planned zoning district. This hearing was postponed from consideration at the February 2, 2021 Planning Commission meeting by request of the applicant.

Primary Components of the Master Plan:

- Entire parcel to be split into B-1 and PMF zoning districts; and
- Commercial building (single-story); and
- 2 Apartment buildings with no more than 78 units total (3/4-story splits); and
- Internally-accessed, conditioned mini-storage facility building; and
- Common areas.

Application Documents Included:

- Plan Description
- Master Plan
- Conceptual Plan
- Proffered Conditions
- Proffered Architectural Renderings.

PROFFERED CONDITIONS:

In addition to the proffer statement, all information in the Boyers Crossing Plan Description and Master Plan – which are required components for projects within a planned zoning district – are legally binding documents. The proffer statement is a voluntary set of binding conditions submitted by the applicant, which would become an integral component of the zoning for the parcel and remain effective regardless of any future transfer of ownership.

The proffered conditions are reviewed in their respective analysis sections elsewhere within this case report. A copy of the statement is attached and the following summarized conditions are highlighted for reference.

1. Minimum of 20% of total parcel devoted towards common area;
2. Total apartment units limited to 78.
3. Architectural renderings for all buildings and along with acceptable façade materials; vinyl and metal siding are prohibited.
4. 10'-wide shared-use path along Boyers Road connecting to existing Port Republic Road sidewalk.
5. Two stub streets to be constructed to Cline parcel line for future extension.
6. Roof-mounted small solar energy facility shall be installed atop the internally accessed mini-storage facility.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

Comprehensive Plan Consistency:

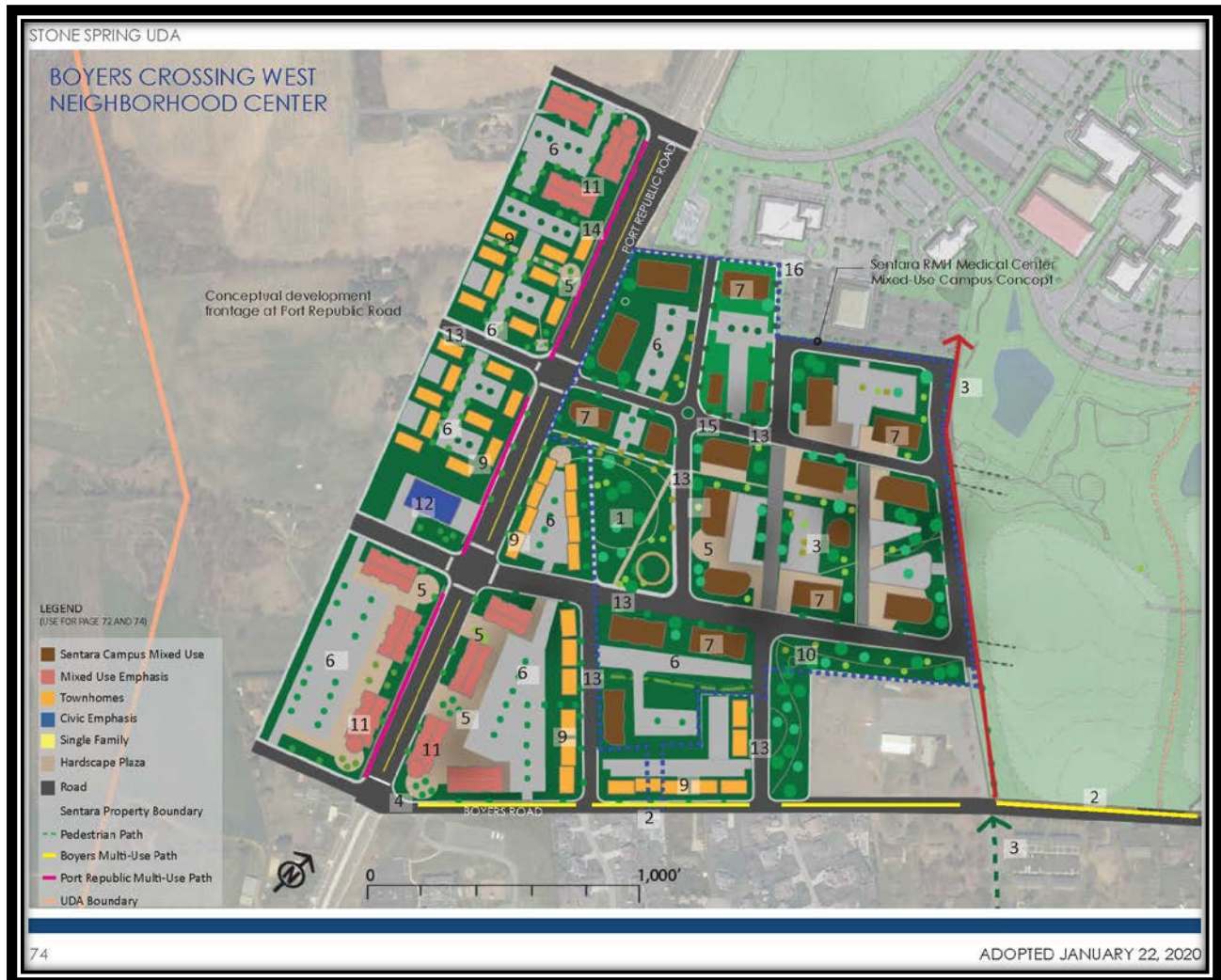
- The parcel is designated as Mixed-Use Development within the Stone Spring Urban Development Area (UDA) – Boyers Crossing West Neighborhood Center with a combination of medium-intensity commercial and medium/high-density residential recommended coupled with amenities and pedestrian facilities.
- The Stone Spring Urban Development Area Plan glossary identifies “Mixed-Use” as a designation, which, “combines residential, commercial, civic, recreational and open space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices.”
- *Stone Spring UDA Plan- Boyers Crossing Neighborhood Narrative (excerpt)*–
 - a. “Boyers Crossing is the transition zone to the more established residential areas to the south. The Boyers Crossing Neighborhood encompasses the large expanse of undeveloped parcels and the UDA Plan recommends development between 1 to 3 levels, while providing a diverse housing stock”.
 - b. “Located at the intersection of Boyers Road and Port Republic Road, Boyers Crossing West Neighborhood Center is planned with a neighborhood park with development located within a quarter-mile walking distance. Commercial uses line the frontage along Port Republic Road, with residential, single family and rowhomes located within its interior. New developments in this neighborhood are recommended to meet the design and streetscape guidelines of the Stone Spring UDA Plan”.
- The neighborhood concept plan encourages a planned, orderly combination of residential and commercial development in existing nodes of activity.

Boyers Crossing West Neighborhood Center- Concept Plan Excerpts

UDA Plan Concept for Subject Parcel



UDA Plan Neighborhood Center Concept



Comprehensive Plan Land Use Goals:

1. Section II--C-3: Policies for Integrating Land Use, Transportation & Utilities:

The designated Urban Growth Areas (UGAs)...are areas that are planned for public infrastructure expansion and urban growth.

2. Section II--C-4: Policies for Rezoning Decisions: Residential Rezoning Requests within the UGAs.

e. *Interparcel Access.* The concept plan must show one or more street connections to all adjoining properties that also lie within the Urban Growth Area and are not blocked by natural barriers; these connections must be constructed by the applicant at the time such portion of the concept plan is developed.

3. Section: II-B-Goals:

- o **Goal 6:** Achieve a Balance of Compatible Land Uses and Communities in which people can live, work and play.
- o **Goal 7:** Achieve a Range of Housing Types and Values to meet the needs of all income levels.
- o **Goal 10:** Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

Zoning Consistency:

The PMF Planned Multifamily District would meet the needs of the proposed uses and the current Master Plan meets minimum requirements for provisions of common areas and associated amenities. The designation of B-1 along the north side of the parcel would be consistent the B-1 district requirements Section 17-310.02(a) & (b) as the parcel is within an Urban Growth Area, and is oriented along a primary road near major intersections. Supplemental zoning code standards apply to “mini-storage facilities” limiting hours of operation to 6:00 a.m. – 9:00 p.m. and prohibit any other activities being operated within the storage facility or from the storage of any hazardous materials.

Adjacent Property Uses:

Location	Zoning	Existing Uses
North	A-2	Medical office (midwifery), Farm, Undeveloped, Single-family residences
East	R-2	Single-family residences
South	A-2	Church, Single-family residences
West	A-2	Fire house; Single-family residences

Master Plan:

- Common Area:
 - The Common Area is required to maintain at least 15% of gross area within the PMF District, although additional areas shown within the B-1 District will also remain as Common Areas by virtue of their designation on the unified Master Plan.
 - The stormwater management facilities in the two retention ponds can be considered to meet Common Area requirements with consent of both the Stormwater Management Program Administrator and Director of Planning. At the Master Plan level, there are no inherent objections to this arrangement, but this would need to be confirmed at site plan review.
- Building Form Consistency:
 - In site plans, building planes shall be 150' maximum length, and segmented into smaller planes of 30-50' to ensure compliance with §17-701.07(a) of the County Code. “Building façade to be broken up in to in accordance with County Code.
 - Block Modulation and Building - Massing and Placement: As recommended in the Stone Spring UDA Plan, “to express variety, avoid monotony and distinguish different building volumes, building design should use a variety of color, material and texture. Mixed-use buildings should incorporate a variety of vertical and horizontal modulations to develop distinct architectural volumes, break up monotonous volumes and create a fine-grain character.
 - All surface parking lots should be located at the rear (behind) or at the side of a building so that it is not visible from any street frontage.
 - The proffered architectural renderings demonstrate consistency with the above-referenced criteria.

- Evaluation of Code Consistency: See table below for relevant zoning codes.

Table: Evaluation of Boyers Crossing Master Plan Zoning Code Consistency

Element	Code Section	Code Requirement	Master Plan Submitted
PMF District Requirements	17-403.02 & .03	<ul style="list-style-type: none"> • Shall be within an Urban Growth Area • Uses must be shown on Master Plan • Provides a mix of residential and commercial with common area 	<ul style="list-style-type: none"> • 5.69 acres within an UGA (Stone Spring UDA); PMF ~3.66 acres • 78 total apartment units • Mix of apartment buildings, and commercial office. • Other commercial area would be rezoned to the B-1 district.
Water & Sewer	17-403.04	All uses requiring water and sewer shall be served by public systems.	<ul style="list-style-type: none"> • Public water and sewer are available with sufficient capacity. • Applicant will have to extend both water and sewer lines and connect the sewer main to a County manhole.
Common Area & Landscaping	17-403.05 & 17-700.02	<ul style="list-style-type: none"> • Common area = Minimum of 15% total project area • At least 75% shall be outdoor space 	<ul style="list-style-type: none"> • 1.14 acres reserved (20%); exceeds 15% minimum required. • Entirely outdoors • Stormwater ponds are proposed as part of Common Area. • Courtyards, benches, water features, sidewalks, or grassy/tree areas may be included. • Gateway signage and landscaped plaza at intersection as recommended in UDA Plan. • Tree rows shown in Concept Plan along entire project perimeter and interior streets and parking.
Streets & Connectivity	17-701.03	<ul style="list-style-type: none"> • Streets to meet VDOT standards • Connectivity within development and to adjoining properties • Dead-end streets min.150/ max. 800' 	<ul style="list-style-type: none"> • Internal streets to be private; Through street recommended to be accepted into VDOT system. • Connection to Boyers Road at existing Barrington Road intersection. • Interparcel connection to the RMH/ Sentara parcel is consistent with both the UDA Plan Concept for the Boyers Crossing West Neighborhood and with the Zoning Code Sec. 17-701.
Pedestrian Facilities	17-701.04 & .06	<ul style="list-style-type: none"> • Bicycle and pedestrian facilities will be required to serve the entirety of the development. • Interparcel connectivity required 	<ul style="list-style-type: none"> • A 10'-wide shared use path is proffered along Boyers Road. • Sufficient sidewalks and bicycle and pedestrian connectivity are shown on internal facilities and along the proposed interparcel street connections.

ENVIRONMENTAL SERVICES

This site is primarily in the Pleasant Run-North River watershed with no mapped floodplain. The site is underlain by carbonate rock material, with no known sinkholes. The parcel does not drain into the Lake Shenandoah Watershed and therefore is outside of the Stormwater Control Authority boundaries.

Based on the concept and master plans submitted, Environmental Services Division staff has no concerns. Once the site plan is formally submitted, Environmental Services staff will ensure that the stormwater quantity and quality strategy complies with the Virginia Stormwater Regulations by reviewing fully engineered plans. Engineered stormwater management plans are not required for rezoning applications.

PUBLIC WORKS

Public water and sewer are available given the applicant's willingness to run water and sewer mains from / to tax map parcel #125-(A)- L122. The applicant will have to connect the sewer main to a County manhole and there is a storm culvert that empties in the proposed sewer line path. The manhole has an invert out of 1,366' elevation so there should be adequate fall for gravity sewer. Per Proffered Condition #2, "The developer shall install all water and sewer lines necessary to serve the development".

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no comment on this proposal.

FIRE AND RESCUE

The project is located within the Port Republic Road Emergency Services Station and the Harrisonburg Volunteer Rescue Squad's respective first due area. The Department of Fire and Rescue has no concerns with the rezoning request. This project will need to meet the requirements of the Rockingham County Fire Prevention Code as part of future site plan submittal.

ROCKINGHAM COUNTY PUBLIC SCHOOLS (RCPS)

1. This property is in the Spotswood High School District. The school boundaries actually bisect this property between Cub Run Elementary and Peak View Elementary. Based on the master plan, it looks like the majority of the apartment units would be in the Cub Run Area. Additionally, RCPS would prefer the bus stop to be on Boyers Road. RCPS staff may suggest making a slight adjustment to the school boundary line to follow this property line on the west side from the northern corner out to Port Republic Road.
2. According to RCPS generation reports, the apartment units are anticipated to have a very minimal impact on the school division:
 - Spotswood High School = 2 additional students
 - Montevideo Middle School = 1 additional student
 - Cub Run Elementary School = 3 additional students.
3. It should be noted that Montevideo Middle School attendance already exceeds capacity (730 students/ 716 capacity). The planned redistricting of students elsewhere from Montevideo Middle to Elkton Middle would provide sufficient capacity at Montevideo Middle for projected cumulative development.
4. Based on these low projections, RCPS does not have concerns with the impacts on the school system.

**Cumulative Impacts from other Potential or Approved Residential Developments
+ additional Boyers Crossing Apartments generation***

School	Boyers Crossing Additional Students	Projected Total/ Existing Capacity (%)	+ Approved Development	Cumulative Total/ Capacity (%)
Cub Run ES	3	636/ 800 (80%)	63	699/ 800 (87%)
Montevideo MS	1	731/ 716 (102%)	30	761/ 716 (106%)
Spotswood HS	2	955/ 1,016 (94%)	38	993/ 1,016 (98%)

**Note: Cumulative student projections based upon approved undeveloped residential subdivision lots (excluding infill lots). Projections assume generation by each development at full build-out.*

VIRGINIA DEPARTMENT OF TRANSPORTATION

Roadway Information:

Port Republic Road (VA 253)

Functional Class.: Minor Arterial

Posted Speed: 45 mph

Traffic Count: 12,000 vpd (2019)

K-factor = 0.096, **Dir. Factor** = 0.674

Boyers Road (Rte. 704) (Pre- VA 280)

Functional Class.: Local

Posted Speed: 35 mph

Traffic Count: 5,200 vpd (2015)

K-factor = N/A, **Dir. Factor** = N/A

VDOT Comments:

1. The conditional zoning includes substantial conformance with the master plan and will not have a substantial impact on adjacent roadways; therefore, a VDOT Chapter 527 Traffic Impact Analysis (TIA) is not warranted. The term "Substantial Impact" is definable by the Traffic Impact Regulations as a rezoning that either generates 5,000 vehicle trips per day or a residential rezoning that would qualify as a low volume submission by increasing traffic on a low volume roadway by more than 400 vehicle trips per day and generating a volume greater than the existing volume on the roadway.
2. Traffic counts for Boyers Road were also conducted on other segments as recently as 2018, but the most recent data at VA 253 intersection are from 2015. These traffic counts on Boyers Road have decreased since the opening of VA 280 Stone Spring Road and the speed limit was decreased from 45 to 35 by VDOT as a result of the Fall 2019 Boyers Road Safety Assessment. This report also recommended mid-term and long-term VDOT improvements and projects for further action.

Location	Year	Count (vpd)
Taylor Spring Ln - Spotswood Trl. (US 33)	2012	3,900 vpd
Taylor Spring Ln - Stone Spring Rd. (VA 280)	2018	2,800 vpd
Taylor Spring Ln. - Port Republic Rd. (VA 253)	2015	5,200 vpd

3. The streets, whether private or public, will be designed in accordance with the Secondary Street Acceptance Requirements and Standards (GS-SSAR). The streets will not likely meet public service requirements for State maintenance based on the proposed layout alone; however, the portion of the street that stubs to adjacent property may qualify in the future depending on future uses.

County Staff Note: Staff recommends that the proposed through street from Barrington Drive should be considered a public street to be maintained by VDOT upon completion since it would provide connectivity to adjoining parcels, relieving potential interparcel traffic from utilizing Port Republic Road. This interparcel connection to the RMH/ Sentara parcel is consistent with both the UDA Plan Concept for the Boyers Crossing West Neighborhood and with the Zoning Code requirements in Sec. 17-701.

4. Any access to a VDOT maintained roadway must be in accordance with the VDOT Road Design Manual and will be reviewed at the site plan stage of development.
 - a. The proposed access on Port Republic Road (right-in, right-out only) may require a right turn taper depending on final peak hour trips using the entrance. The warrants and detailed entrance design will be required at time of site plan review.
 - b. The proposed entrance on Boyers Road is not expected to warrant turn lane treatments. The geometrics of the entrance may vary from the master plan depending on specifics of the site plan review. Special design grade considerations may be required to ensure that the intersection sight distance toward Port Republic is optimized.

SUMMARY OF CONSIDERATIONS

- **Proposed Uses** – The applicant proposes a total of 78 apartment units, a new single-story commercial building, and 3-story, conditioned, internally accessed mini-storage facility. All buildings shall be built in accordance with the Master Plan, architectural renderings, and proffered building material limitations.
- **Comprehensive & UDA Plan Consistency & Neighborhood Compatibility** -
 - Throughout the corridor, the Boyers Crossing Neighborhood encourages a planned, orderly combination of residential and commercial development in existing nodes of activity.
 - The application proposes examples of potential appropriate mixture of uses, combining “residential, commercial, civic, recreational and open space uses in a diversified but seamless arrangement”.
 - Staff finds the Master Plan is consistent with the requirements of the PMF District and Planned District Development Standards, although final design is to be approved upon site development plan review. Furthermore, the proffered architectural renderings follow the concepts and guidelines outlined in the Stone Spring UDA Plan.
- **Water and Sewer Systems** – Capacity for both systems exists, and the design and engineered extensions can be addressed during the site plan review stage.

- **Transportation Network –**

- The proposal does not significantly impact the road network. A Traffic Impact Analysis (TIA) was not required as part of this application. While a TIA is not warranted, VDOT will required engineered site plans to ensure the intersection at Boyers Road meets sight distance requirements.
- Street Connectivity – Multiple points of access are provided to connect to Port Republic Road, Boyers Road, and to connect to the future development to the north to circulate internal traffic.
- Pedestrian Connectivity – Sufficient internal facilities are provided and the 10'-wide shared use path along Boyers Road is proffered, which will eventually extend along the north side of the road to connect to existing and proposed segments past Taylor Spring Lane.

STAFF RECOMMENDATION**Approval, April 1, 2021**

Upon review of the Master Plan, Proffered Conditions, and Plan Description, staff finds that the rezoning request meets applicable zoning codes, specifically Sections 17-403 and 17-310 as the parcel is within an Urban Growth Area, and is oriented along a primary road near a major intersection, and the Master Plan adequately provides for multiple interparcel connections. The requested PMF and B-1 designations are compatible with existing and planned future surrounding uses as designated in the Stone Spring UDA Plan and the project would contribute towards the planned shared use path enhancing pedestrian and bicycle connectivity therein. Furthermore, the request is in conformance with the Comprehensive Plan for planned commercial and residential development within the Urban Development Area and adheres to the conceptual visions articulated in the Stone Spring UDA Plan in terms of the proposed uses, development scale, and appropriate zoning districts at this gateway intersection.

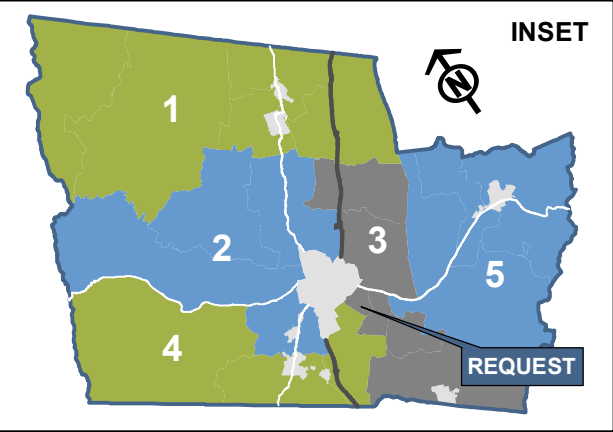


Baum Investments, LLC Rezoning Request



PC Hearing Date: 4/6/2021

REZ# 20-333



Boyers Crossing

**Baum Investments, LLC
370 Neff Avenue, Suite F
Harrisonburg, VA 22801**

Phone: 540-437-2350

03/18/2021

Ms. Rhonda Cooper
Director of Community Development
Rockingham County
20 East Gay Street
Harrisonburg, VA 22802

**RE: Plan Description
Boyers Crossing
Baum Investments, LLC
Rezoning Case #REZ20-333)**

Baum Investments, LLC is proposing that the subject parcel (Tax Map of Rockingham County, Virginia 125-A-L20D1) be divided into three parcels and rezoned from A2 to B-1 (Approximately 2.03 acres) and PMF (Approximately 3.66 acres). The property is located North of the intersection of Boyers Road and Port Republic Road and comprises approximately 5.69 acres. The property is located within the Stone Spring Urban Development Area Plan and is designated as Mixed-Use Neighborhood Center. The proposed Boyers Crossing will consist of one commercial building, two apartment buildings, and one conditioned storage building. The site layout will be within general conformance with the “Boyers Crossing” Master Plan prepared by Balzer and Associates, dated March 18, 2021, with the understanding that minor deviations may be necessary during the final engineering process. The residential component of the project may include apartments or townhouse units with a maximum unit count of 78 dwellings units. Vehicular and pedestrian interconnectivity shall be provided to the adjoining property (TM# 125-A-L20D, “Cline”) to the north of the subject parcel. A Shared Use path shall be constructed along the public right-of-way of Boyers Road for the full frontage of the subject parcel, connecting to the existing sidewalk at Port Republic Road and internal sidewalks will provide pedestrian circulation. Amenities that may be included in the Common Area (as identified on the Master Plan) in the PMF district are courtyards, benches, water features, sidewalks, or grassy/tree areas. A “Boyers Crossing” sign with landscaping will also be provided as an amenity. The self-storage, commercial, and residential buildings shall be designed and constructed in substantial conformance to the “Boyers Crossing” renderings prepared by ODA Architecture, dated March 18, 2021, with the understanding that minor deviations may be necessary during the final design process. The self-storage building shall include roof-mounted solar panels to provide supplemental electric power. Building façade treatments shall comprise of resilient materials such as brick, stone, hardi-plank, stucco, and/or exterior insulation and finish systems (EIFS). Vinyl and metal siding is prohibited. The Subject Parcel will be served with public water and sewer systems. Stormwater management shall meet the requirements of the Virginia Stormwater Program (VSMP). Specific proffers are offered for the proposed re-zoning of this property.

Boyers Crossing

**Baum Investments, LLC
370 Neff Avenue, Suite F
Harrisonburg, VA 22801**

Phone: 540-437-2350

03/18/2021

Ms. Rhonda Cooper
Director of Community Development
Rockingham County
20 East Gay Street Harrisonburg, VA
22802

**RE: Proffers
Boyers Crossing
Baum Investments, LLC
Rezoning Case #REZ20-333**

Dear Ms. Cooper:

Baum Investments, LLC would like to make the following proffers related to the rezoning of property located on the north side of Boyers Road, at the intersection of Port Republic Road, identified on the Tax Map of Rockingham County, Virginia, as a portion of Parcel No. 125-(A)- L20D1 (“the property”).

The applicant hereby proffers that the use and development of this property shall be in strict accordance with the following conditions:

1. A minimum of 20% common area shall be included in the project as shown on the Master Plan.
2. All lots shall be served by public water and sewer; individual sewage disposal systems and/or wells are prohibited. The developer shall install all water and sewer lines necessary to serve the development.
3. The development’s layout shall be within substantial conformance to the “Boyers Crossing” Master Plan prepared by Balzer and Associates, dated March 18, 2021, with the understanding that minor deviations may be necessary during the engineering process.
4. The residential component of the project may include apartments or townhouse units with a maximum unit count of 78 dwelling units. Apartments shall consist of one- or two-bedroom units only.

5. The self-storage, commercial, and residential buildings shall be designed and constructed in substantial conformance to the “Boyers Crossing” renderings prepared by ODA Architecture, dated March 18, 2021, with the understanding that minor deviations may be necessary during the final design process. Building façade treatments shall comprise of resilient materials such as brick, stone, hardi-plank, stucco, and/or exterior insulation and finish systems (EIFS). Vinyl and metal siding is prohibited.
6. The self-storage building shall include roof-mounted solar panels to provide supplemental electric power.
7. Vehicular and pedestrian interconnectivity shall be provided to the adjoining property (TM# 125-A-L20D, “Cline”) to the north of the subject parcel.
8. A ten (10’) foot wide shared use path shall be constructed along the public right-of-way of Boyers Road for the full frontage of the subject parcel, connecting to the existing sidewalk at Port Republic Road and internal sidewalks will provide pedestrian circulation.
9. A Property Owner’s Association (POA) shall be established to provide for maintenance of the common areas, shared access, and restrictive covenants shall be placed on record to ensure the compatibility of all proposed improvements.

Sincerely,

George Daugharty

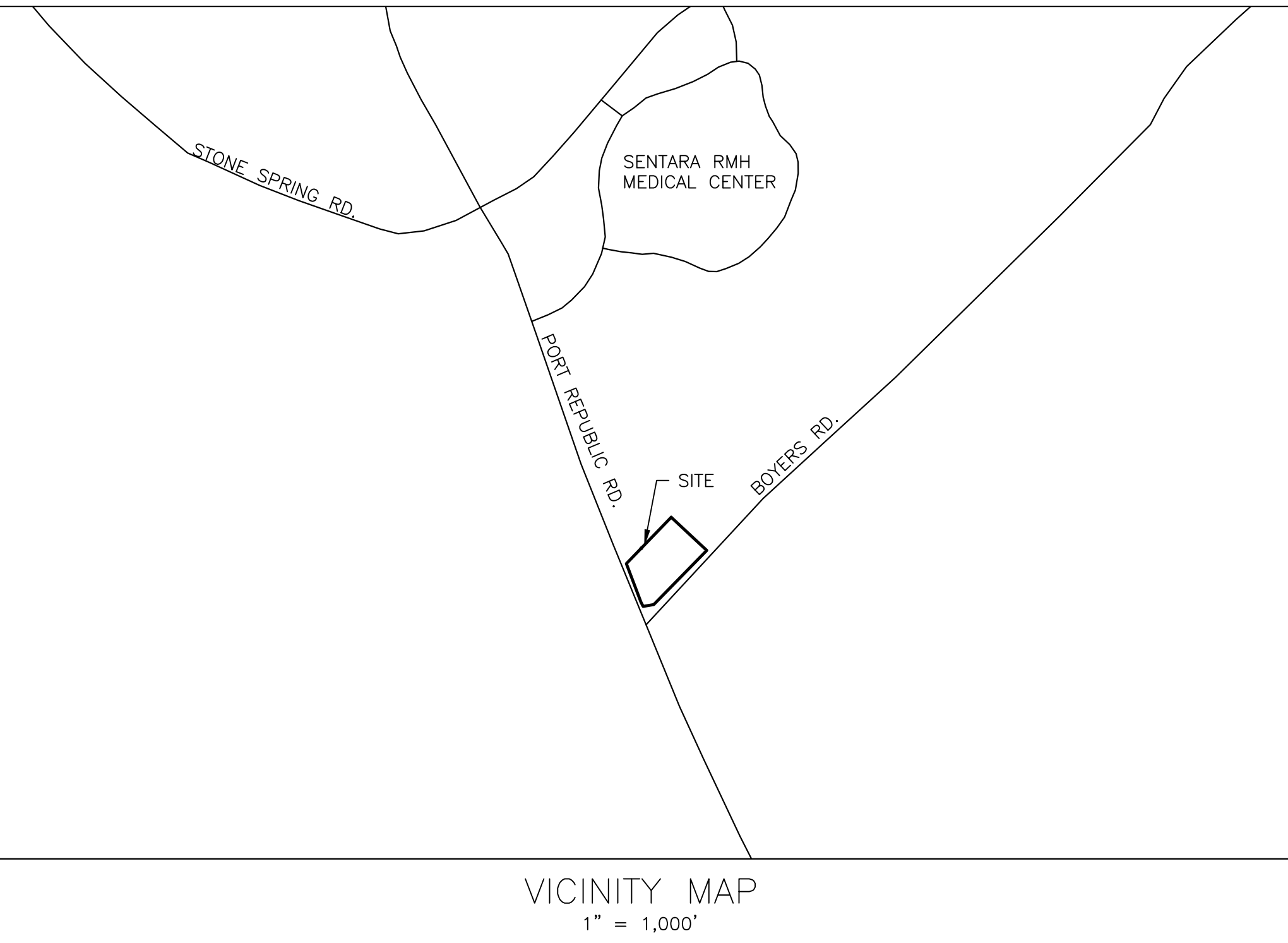


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Harrisonburg, VA 22801
540.433.1908

BOYERS CROSSING
Baum Investments, LLC
MASTER PLAN

DRAWN BY JAB
DESIGNED BY JAB
CHECKED BY WSM
DATE 11-20-2020
SCALE 1" = 40'
REVISIONS
01-27-2021
03-18-2021



VICINITY MAP
1" = 1,000'

Project Description:

It is proposed that the subject parcel, TM#125-A-L20D1, be divided into three parcels and rezoned from A-2 to B-1 and PMF. The proposed Boyers Crossing will consist of one lifestyle storage building in the B-1 zoned area and one commercial building and two apartment buildings in the PMF zoned area. The site layout will be within general conformance with this plan (Boyers Crossing). Public water and sewer will be used. Stormwater management shall meet the requirements of the Virginia Stormwater Management Program (VSMP).

Note that all building facades shall comply with Rockingham County Code 17-701.07(a).

Subject Parcel:

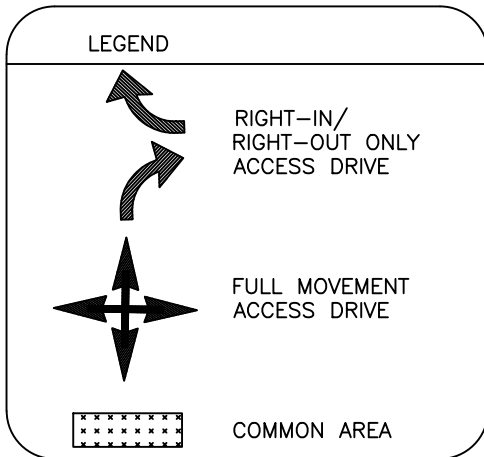
The Right Reverend Peter James Lee, Bishop of the Protestant Episcopal Church of the Diocese of Virginia
TM#125-A-L20D1
Zoned A-2

Adjacent Parcels:

Misty Ward D
TM#125-A-L123
Zoned A-2

Sentara RMH Medical Center
TM#125-A-L122
Zoned A-2

Cline Stanley B Revocable Trust
TM125-A-L30D
Zoned A-2



Anticipated Trip Generation				
Entrance location	Lot Type	Quantity	Average Trip Generation	ADT (see Note)
Port Republic Rd. & Boyers Rd.	Self-Storage	91	1.95	177
	Apartments	78	5.44	424
	Office Space	8	9.74	78
	Total	177	-	680

Note: Self-storage based on ITE Manual 151, Apartments based on ITE Manual 221, & Office space based on ITE Manual 710

Land Use Summary
Current Zone = A-2
Proposed Zone = B-1 / PMF
Front Yard Setback (FYS) = 35' / 15'
Rear Yard Setback (RYS) = 15' / 15'
Side Yard Setback (SYS) = 15' / 15'
Max building height = 60' / 75'
Total area = 5.69 acres
Common area = approximately 1.14 acres (20%)

PARKING CALCULATIONS

APARTMENT BUILDING PARKING:

1.5 SPACES PER 2 BEDROOM APARTMENT X 72 APARTMENTS = 108 PARKING SPACES REQUIRED
2.0 SPACER PER 3 BEDROOM APARTMENT X 6 APARTMENTS = 12 PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED = 120
TOTAL PARKING PROVIDED = 120

LIFESTYLE STORAGE PARKING:

3 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE X 1,000 SQ. FT. OFFICE = 3 PARKING SPACES REQUIRED
1 SPACE PER EMPLOYEE REQUIRED X 1 EMPLOYEE = 1 PARKING SPACE REQUIRED

TOTAL PARKING REQUIRED = 4
TOTAL PARKING PROVIDED = 4

COMMERCIAL PARKING:

1 SPACE PER 200 SQ. FT. OF GROUND FLOOR AREA (GFA) REQUIRED X 8,000 SQ. FT. GFA = 40 PARKING SPACES REQUIRED

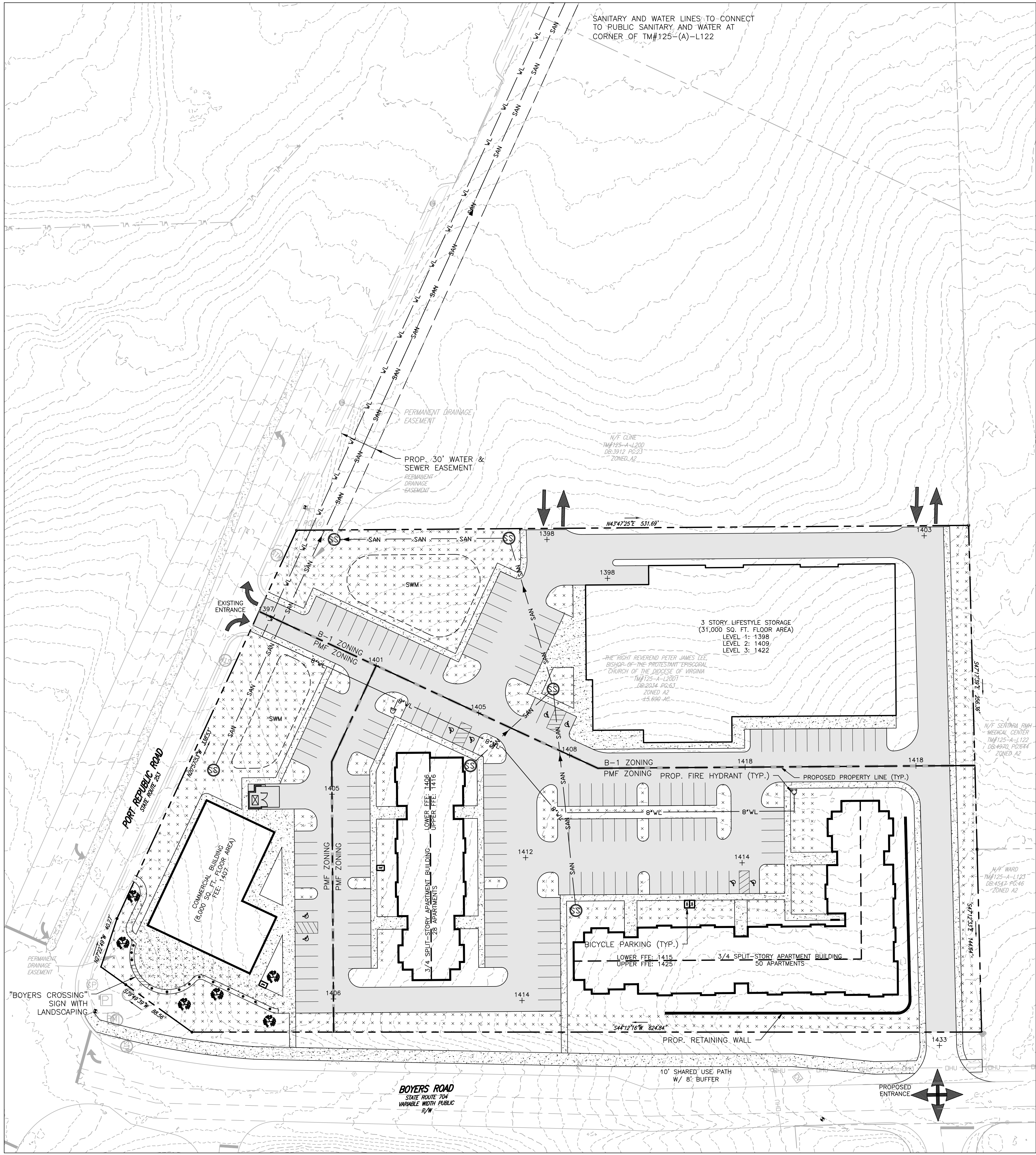
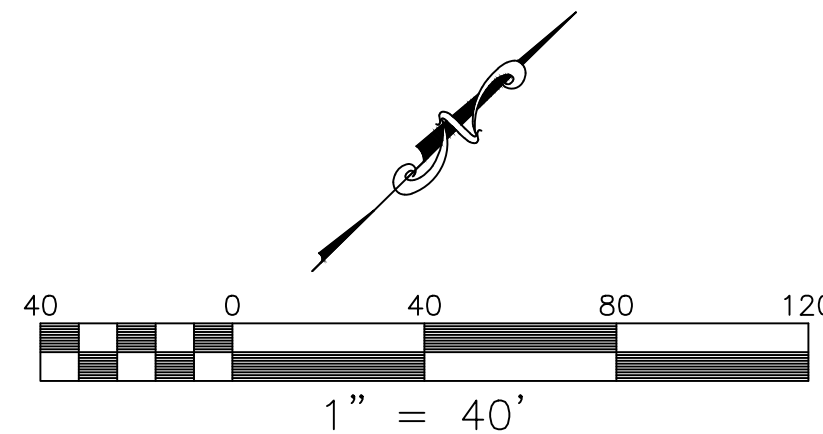
TOTAL PARKING REQUIRED = 40
TOTAL PARKING PROVIDED = 40

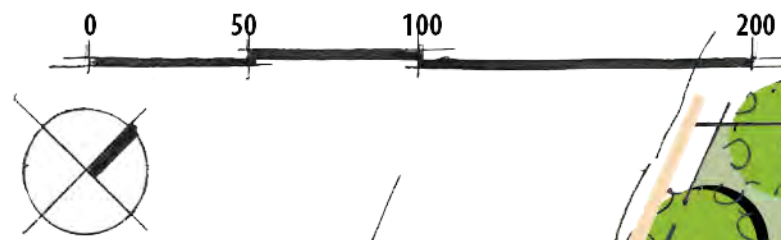
TOTAL PROVIDED PARKING = 164 (8 HANDICAP SPACES)

BICYCLE PARKING:

1 BICYCLE PARKING SPACE PER 25 VEHICLE SPACES X 164 SPACES = 7 BICYCLE PARKING SPACES REQUIRED

TOTAL BICYCLE PARKING REQUIRED = 7
TOTAL BICYCLE PARKING PROVIDED = 8





Commercial • 8,000 sf
Apartments • 78 Units
Lifestyle Storage • 91,000 sf
Parking: 164 Spaces

Port Republic Road

Commercial
8,000 sf

Retention

Retention

Lifestyle Storage
3 Stories • 91,000 sf

3/4
Apartments
28 Units

3/4
Apartments
50 Units

“BOYERS CROSSING”
SIGN WITH LANDSCAPING

Boyers Road

BOYERS CROSSING
HARRISONBURG, VIRGINIA

CONCEPT PLAN
BAUM INVESTMENTS, LLC

18 MARCH 2021

oda.us.com | ODA ARCHITECTURE





BOYERS CROSSING
Harrisonburg, VA

LIFESTYLE STORAGE— VIEW TO OVERALL BUILDING

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

LIFESTYLE STORAGE—VIEW TO ENTRY

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING APARTMENTS—VIEW FROM BOYERS RD. ENTRY

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING APARTMENTS—VIEW FROM BOYERS RD.

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING APARTMENTS—VIEW FROM BOYERS RD.

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING APARTMENTS—VIEW FROM PORT REPUBLIC RD.

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING APARTMENTS—VIEW FROM PORT REPUBLIC RD.

18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING COMMERCIAL BLDG— VIEW FROM INTERSECTION



18 MARCH 2021

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BOYERS CROSSING
Harrisonburg, VA

BOYERS CROSSING COMMERCIAL BLDG —VIEW FROM PORT REPUBLIC RD.

18 MARCH 2021

oda.us.com | ODA ARCHITECTURE



April 28, 2021

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

1. Staff requests authorization to bring forward a zoning ordinance amendment to change the size in the definition of “utility building” from less than 200 square feet to 256 square feet or less, which would correlate with the size required by the building code for obtaining a building permit. As a part of this proposal, staff also requests authorization to add utility buildings greater than 256 square feet as a special use in all zoning districts.
2. Staff requests authorization to bring forward a Chapter 6 amendment to building-related permitting fees.

PROJECTS AND REPORTS

TRANSPORTATION PROJECT APPLICATIONS (Bradford Dyjak)

The Commonwealth Transportation Board is expected to act on the following in June:

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#7125 Smithland Road (Route 720) Widening	Between US-11 in and Rt. 718 in the City (approx. 0.8 miles)	Widen Rt. 720 to add a minimum 4-ft shoulder and increase lane width from 10-ft to 12-ft where possible.	SMART Scale Application submitted 8/17/20; VDOT staff recommended funding to the Commonwealth Transportation Board 1/2021.	\$2.503m (no cost to County)
#7157 Mt. Crawford Park & Ride Expansion	VA 257 at I-81 Exit 240	Expansion of the existing Mt. Crawford Park and Ride at I-81, Exit 240	SMART Scale Application submitted by HRMPO 8/17/20; VDOT staff recommended funding to the Commonwealth Transportation Board 1/2021.	\$2.48m (no cost to County)

PLANNING COMMISSION ACTIONS

The Planning Commission met on April 6, which included hearing one rezoning case. The Commission next meets May 4.

Item	Description	Comments/ Recommendations
REZ21-074	Kreider Four Seasons, LLC. c/o Phil Landes. Request to rezone 0.325 acres from R-2 (Medium Density Residential) to B-1 (General Business). Undeveloped parcel behind 1880 Harpine Hwy. TM # 94B-(1)- L14. Election District 2.	Scheduled for 5/4 PC hearing.
REZ20-333	Baum Investments, LLC. c/o George Daugherty. Request to rezone 5.69 acres from A-2 to PMF-C and B-1C including a master plan proposing office uses, internally accessed mini-storage facility and apartments. Northwest corner of Port Republic Road (VA 254) at Boyers Road (VA 704). TM # 125-(A)- L20D1. Election District 3.	Heard by PC on 4/6. Hearing will be continued to 5/4.

PRIORITY PROJECTS UNDERWAY BY STAFF

Projects & Committees	Staff Lead(s)	Status	Target Date
Lake Shenandoah Stormwater Authority	Casey, Adam, & Ross	Grant was submitted and is under review.	Ongoing
Building Permits Fee Schedule	Joe	A new, simplified means of calculating fees is being created for clarity and to minimize the potential for error.	Spring 2021
Implementation of New Permitting Software	CD & IT Depts.	Virtual implementation meetings occur each week.	Implementation throughout 2021
US 33 Arterial Management Plan (from East City Line to Elkton Plaza)	Rhonda & Bradford	Stakeholder interviews during June. Future trip demand forecasting meeting held 2/22.	Study to conclude by late 2021.
Rockingham Bicycle Advisory Committee	Bradford	Member appointments & reappointments scheduled for 5/12 Board meeting. RBAC will review potential updates to the County Bicycle & Pedestrian Plan and finalize Annual Work Plan at next meeting.	Next meeting in May
Capital Improvements Program (CIP) Annual Update	Bradford & Trish	CIP Advisory Subcommittee and Planning Commission recommended approval.	Presented at 4/14 BOS Meeting; adopt with FY '22 Budget
Solar Facility Study Committee	Rhonda	The Committee's final draft of ordinance and policy recommendations is nearing completion.	Joint work session with Board, PC, & Committee on 5/26
Ongoing Review/Tasks	Staff Lead(s)	Status	
Deed Review	Diane	19 deeds under review as of 4/6/21: 3 pending review, 16 awaiting revision.	
Violations	Kelly & Carley	64 active complaints & 23 cases pending legal action as of 4/22	
Environmental (E&S/Stormwater) Plan Review	Adam	17 plans under review & 55 approved and awaiting permit issuance, as of 4/20/2021	
Environmental Inspections	Adam	190 inspections conducted between 3/31 & 4/20	
Building Inspections/Plan Review	Joe	1,896 inspections conducted in March; 65 plans under review as of 3/31/21. March average daily inspections: 82.43	

UPCOMING PUBLIC HEARINGS

No public hearings are scheduled for the April 28 Board of Supervisors meeting.

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
2020	1/8/20	19-286	Soil Health Technologies	Composting site (like use to refuse and recycling center)	2
2020	9/9/20 & 10/28/20	20-127	Caden Energix	Large-scale solar facility	1
2020	12/9/20	20-297	Todd White	Two additional dwellings	3
REZONING REQUEST(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
-	-	-	N/A	N/A	-
ORDINANCE AMENDMENT(S)					
Year Tabled	Date Tabled	OA #	Applicant	Request	
2020	1/8/20	19-267	Staff-generated	Section 17-201 & 17-607 using semi-trailers for storage	

COUNTY-INITIATED ORDINANCE AMENDMENTS

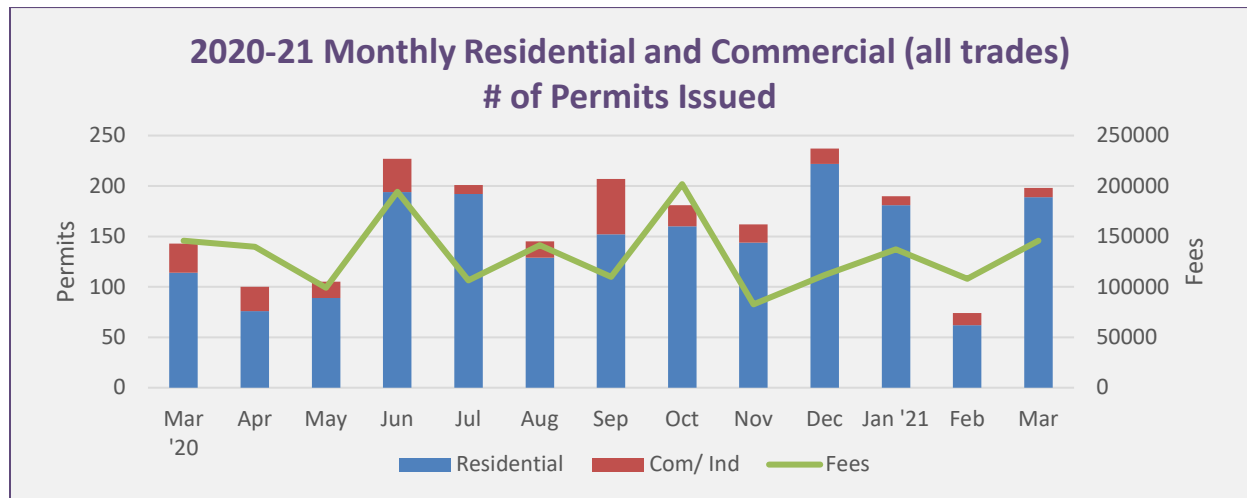
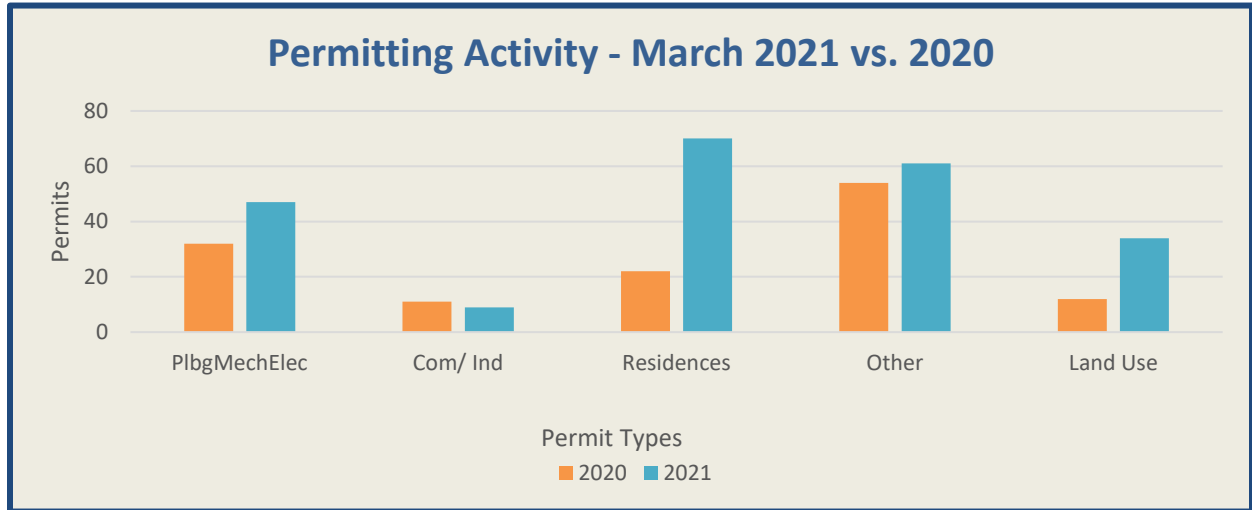
Amendment (OA#)	Chapter/Section	Reason & Scope	Status
1. Wireless Telecommunications Facilities	17-201 and to Table 17-606	Review Section 17-607 supplemental standards to ensure consistency with Code of Virginia.	Staff drafting of ordinance being finalized.

SITE PLAN SUBMITTALS (Patrick Wilcox)

Project Name	Location	Proposed Use	Description	Status	Election District
Shenandoah Valley Organics Live Haul Shed	East side of Kratzer Road (VA 753), directly across from intersection with Friendship Dr. (VA 901)	Truck terminal	Truck staging area; equipment storage shed	Approved	2
Preston Lake Townhouses, Phase 3	Southwest side of Preston Lake Blvd, bordering northwest side of Massanetta Springs Road (VA 687).	Rowhouse dwellings	64 rowhouse dwellings	Approved	3
Preston Lake Urgent Care	Northwest side of Stone Spring Road (VA 280), 0.1 mile south of Spotswood Trail (US 33)	Medical clinic	Urgent care clinic with 32-space parking lot.	Under Review	3
Preston Lake Hillside	Preston Lake development, along Boyers Road (VA 704)	Duplex lots	44 dwelling units	Under Review	3
Congers Creek Townhomes, Phase 2	End of Congers Creek Road, behind Congers Creek Apartments and Phase 1 of rowhouses.	Rowhouse dwellings	133 units	Under Review	3
Oak Grove Subdivision (fmr. Island Ford Road Subdivision)	Northeast side of Island Ford Road (VA 649), about 0.2 mile south of McGaheysville Road (VA 996)	Single-family residential	50 lots	Under Review	5
Stone Spring Storage	Southeast side of Ridgedale Road (VA 710), along M & N Dr and Naomis Way	Mini-storage facility	About 2.0 acres; three buildings total	Awaiting Corrections and Resubmittal	4
Mellow Mushroom	Stone Spring Road (VA 280), 0.1 mile west of Will Spring Road	Restaurant	5,704-sq. ft. restaurant with 96-space parking lot	Awaiting Corrections and Resubmittal; project temporarily on hold.	4
Kyger Funeral Home Addition	115 Nicholson Road, Elkton	Funeral home	6,300 square foot addition.	Awaiting Corrections and Resubmittal	5
Highview Estates	Just beyond north City line on east side of Rt. 42 N.	Single-family & duplex lots	34 lots	Awaiting Corrections and Resubmittal	2

BUILDING SERVICES DIVISION & PERMITTING ACTIVITY (Joe Shifflett)

The totals of permit types through March are represented in the first table below. The second table tracks monthly residential and commercial building permits and fees collected.



Significant Plans Submitted:

April 2020: Interchange Permit

June 2020: South Peak Subdivision

July 2020: Sunset Spring Subdivision & South Peak Subdivision

September 2020: Congers Creek Apartments & Preston Lake Apartments

DEPARTMENT OF COMMUNITY DEVELOPMENT

Development Activity Report - March 2021

Permits Issued						Fees Collected				
	Mar-21	Mar-20	One Year Change	Jan-Mar 2021	Jan-Mar 2020	Mar-21	Mar-20	One Year Change	Jan-Mar 2021	Jan-Mar 2020
Building										
Manufactured	4	4	0.0 %	10	9	\$ 464.74	\$ 430.77	7.9 %	\$ 1,141.32	\$ 944.44
Commercial/Industrial	17	10	70.0 %	38	34	\$ 22,970.17	\$ 17,081.41	34.5 %	\$ 77,879.69	\$ 104,333.90
Single Family	49	48	2.1 %	172	114	\$ 50,712.15	\$ 45,547.54	11.3 %	\$ 149,750.03	\$ 106,635.38
Subtotal	70	62		220	157	\$ 74,147.06	\$ 63,059.72		\$ 228,771.04	\$ 211,913.72
Plumbing										
	4	4	0.0 %	5	6	\$ 341.71	\$ 280.46	21.8 %	\$ 395.82	\$ 435.25
Subtotal	4	4		5	6	\$ 341.71	\$ 280.46		\$ 395.82	\$ 435.25
Electrical										
	35	17	105.9 %	84	65	\$ 2,075.39	\$ 999.06	107.7 %	\$ 5,259.31	\$ 3,465.67
Subtotal	35	17		84	65	\$ 2,075.39	\$ 999.06		\$ 5,259.31	\$ 3,465.67
Mechanical										
	8	4	100.0 %	25	12	\$ 1,384.69	\$ 180.42	667.5 %	\$ 2,787.89	\$ 643.25
Subtotal	8	4		25	12	\$ 1,384.69	\$ 180.42		\$ 2,787.89	\$ 643.25
Other										
	61	49	24.5 %	170	145	\$ 29,130.41	\$ 18,706.94	55.7 %	\$ 75,075.54	\$ 58,635.01
Subtotal	61	49		170	145	\$ 29,130.41	\$ 18,706.94		\$ 75,075.54	\$ 58,635.01
Land Use Related										
Special Use Permits	2	1	100.0 %	38	13	\$ 8,800.00	\$ 2,950.00	198.3 %	\$ 20,941.25	\$ 6,277.50
Major Subdivisions Approved	1	2	-50.0 %	7	6	\$ 1,300.00	\$ 1,700.00	-23.5 %	\$ 1,975.00	\$ 1,700.00
Deeds Approved	24	13	84.6 %	268	110	\$ 11,100.00	\$ 7,300.00	52.1 %	\$ 27,700.00	\$ 11,500.00
Erosion and Sediment Permits	7	4	75.0 %	19	18	\$ 17,497.75	\$ 11,503.75	52.1 %	\$ 46,103.75	\$ 37,629.50
Subtotal	34	20		332	147	\$ 38,697.75	\$ 23,453.75		\$ 96,720.00	\$ 57,107.00
Total	212	156		836	532	\$ 145,777.01	\$ 106,680.35		\$ 409,009.60	\$ 332,199.90



Urban Development Area - Development Status



From: [Michael Weiler](#)
To: [Bradford R. Dyjak](#); [Rick Chandler](#); wloomis@rockinghamcountyva.gov
Subject: Proposed Rezoning REZ20-333
Date: Wednesday, January 20, 2021 8:21:35 PM

Dear Mr. Dyjak, Mr. Chandler, and Mr. Loomis,

I am writing to express my extremely strong opposition to the proposed rezoning of the NW intersection of Boyers and Port Republic Road to accommodate another storage facility. There are many reasons for this:

- 1) This will open the door for other zoning exemptions near Barrington Subdivision, where I live. It's bad enough that you have permitted the unsightly, ill-conceived, high-density developments along Boyers Road that facilitate a transient and "I don't live here" community attitude and a decline in home values. This development and others like it will further drive down home prices and contribute to a decline in the community.
- 2) Increased heavy traffic (Boyers Road is insufficient as it is, especially at the "death trap" intersection with Taylor Spring Road.
- 3) Light pollution
- 4) Magnet for illegal activity--break-ins, crime, drug use
- 5) Not to mention it being a total eyesore
- 6) The developers are from out of town, with no sense of obligation or responsibility to the community they "serve."

It seems to me that decisions like this are motivated more out of greed than community building. I will be at the hearing on February 2nd, and I expect to see this rezoning request denied.

Thank you for serving our community and not out-of-town special interests,

Michael Weiler

--

Michael A. Weiler, DMD
weilerorthodontics.com
119-D University Blvd.
Harrisonburg, VA 22801
540.433.3790

From: [Kelly Burch](#)
To: [Bradford R. Dyjak](#); [Rick Chandler](#); Wloomis@rockinghamcountyva.gov
Subject: Rezoning of corner of Port and Boyers
Date: Sunday, January 24, 2021 9:54:00 PM

Good evening

I am emailing with my disapproval of the possible rezoning of the land at the corner of Boyers and Port Road. As I part time resident of the area as well as a friend and/or family member of many residents who live in Barrington, Taylor Springs and Lakewood neighborhoods, this will not bring anything good to the area. The road is already filling up with more townhome complexes then needed just seconds down the road and heavily trafficked at the moment. It is a narrow road and vehicles fly on it. The road does not need for traffic, especially big trucks. The proposed area is across the street from a CHURCH and a quiet FAMILY neighborhood. Bringing a storage unit business will lower property values and could cause safety issues for the children and families in the neighborhood along with light pollution. The land needs to stay for residential use only. We do not need a storage facility business here. We need land and to preserve the environment. How about a nice park or small single family home neighborhood? Please do not approve the rezoning of this land.

Thank you for your time.

Kelly Burch

From: miljj@aol.com
To: [Bradford R. Dyjak](#)
Subject: Boyers Crossing Public Hearing
Date: Monday, March 8, 2021 10:00:07 AM

Bradford Dyjak
Planning Director
Rockingham County

Dear Bradford,

Thank you for your earlier received updates regarding the Boyers Crossing Public Hearing.

I would appreciate this email being part of the public record as I will be out of town on April 6th.

The UDA, of which my neighborhood Barrington is a part has been described as representative of the future development for this part of the county.

At this time the explosive expansion and new multi- residential development now in effect along Boyers Rd seems to reflect an immediacy that is of great concern to area residents. Concerns center around the number of potential multi-residencies and therefore the increase of traffic within a very concentrated area.

The Boyers Crossing project of a combination of multi-residential and businesses would become part of an unknown impact along this narrow stretch of road that already has been dealing with additional traffic and speed issues through the years.

The Sheriff's Dept has been very cognizant, supportive, concerned and available over many months to address speed, including after the Rt 280 opening and before the beginning of new construction of multi-residential developments.

This past year VDOT lowered the speed limit in specific Boyers Rd. sections due to Boyers Rd development, increased construction on Taylor Spring and increased pass-through traffic.

A concept exists for Boyers Rd.'s speed limit being fully lowered with the addition of periodic sidewalks and pedestrian/bicycle paths to give a 'neighborhood feel'. Yet there will be increased planned entrances at each new development especially at areas of minimal vehicle visibility.

Boyers Crossing shows one entrance on to Boyers Rd to be directly across from a Barrington entrance that has always been dangerous due to lack of full traffic visibility.

I encourage a delay of this project to ensure that the impact of the current expansive residential growth along Boyers Rd. has been assessed and concerns addressed. It IS very much all about resident safety.

Sincerely,

Judy Miller

Neighborhood Watch Coordinator
3242 Barrington Dr.

Message Sent From Outside of our Network

From: [Lydia Heatwole](#)
To: [Bradford Dyjak](#)
Cc: [Matt Heatwole](#)
Subject: Fwd: [BARRINGTON] Land Use Update and Reminder
Date: Wednesday, March 10, 2021 10:43:30 AM

Good morning Mr. Dyjak,
Below is my message to Mr. Loomis and Mr. Chandler regarding the proposed rezoning request on Boyers Road. I was told that you should be notified for anyone requesting their comments to be part of the public record. Please note that I had incorrectly typed Mr. Chandler's email below but since reforwarded to the correct email address. We are adamantly opposed to the rezoning request. Additional comments below.

Best regards,
Lydia & Matthew Heatwole

----- Forwarded message -----

From: **Lydia Heatwole** <lydia.m.heatwole@gmail.com>
Date: Tue, Feb 16, 2021 at 9:21 AM
Subject: Fwd: [BARRINGTON] Land Use Update and Reminder
To: <bill@loomiswm.com>, <rchandler@rockinghamcounty.gov>
Cc: Matt Heatwole <mheatwole@gmail.com>

Good morning Mr. Loomis and Mr. Chandler,
I'm writing to express my opposition to the rezoning request of the developer. I have many concerns and will defer to comments from Mr. Craig Short and Mrs. Carrie Souder. I read their emails and they both expressed my exact feelings. My husband and I live in Barrington. We have 2 children in daycare at Kids Harbor. As neighbors who would be impacted by the developer's plans, there is nothing that brings a benefit to our area. There are plenty of other places that are not far away and would fulfill their needs. It just doesn't "fit".

I'm very happy to hear the Board of Supervisors supports the residents who are opposed and hope the County will follow suit! I will be unable to attend the meeting on March 2nd, but please consider this as my attendance.

Best regards,
Lydia & Matthew Heatwole

----- Forwarded message -----

From: **Scott P. Rogers** <scott@harrisonburghousingtoday.com>
Date: Tue, Feb 16, 2021 at 8:54 AM
Subject: [BARRINGTON] Land Use Update and Reminder
To: <lydia.m.heatwole@gmail.com>

A welcomed sunshiny "Good Morning", Neighbors,

The Board of Supervisors denied the Special Use Permit request on Boyers Rd/Mattie Dr.

From: [Craig E. Short](#)
To: [Bradford Dyjak](#); sandy.myers@vdot.virginia.gov; don.komara@vdot.virginia.gov; wloomis@rockinghamcountyva.gov; [Rick Chandler](#); bill@loomiswm.com; [Jessica Kilby](#)
Subject: Re: [BARRINGTON] Neighborhood Update - Planning Commission
Date: Sunday, March 28, 2021 11:56:59 PM
Attachments: [Boyers-Crossing-Overview022321.pdf](#)

Mr Dyjack; Please enter this correspondence sent to my neighbors (and copied to you, the Planning Commission and The Board of Supervisors) as part of the public record as it relates to the Planning Commission meeting regarding the consideration of the Boyer's Crossing Development during the upcoming April 6th Hearing; along with prior correspondence dated February 2, 2021 for same (I'll forward under separate email); Additionally, please feel free to forward my concerns to Baum Investments. Their website has no contact information on it and it isn't clear to me who they are or where they are located.

To those living in the area near the intersection of Boyers Road and Port Republic Road to whom I've written in recent weeks regarding the proposed development by Baum Investments LLC and their intentions to construct a massive Self Storage Facility and 1-2 Bedroom Unit Apartment Buildings across from Barrington's entrance on Boyers Road;

One quick follow up, and correction on the matter of the commercial storage facility proposed at Boyers Road directly across from the entrance to Barrington Drive:

The correction: In my prior email, I referenced the size of this storage facility as being 31,000 square feet. The developer has since modified that by adjusting the size to three times that up to *90,000 square feet*. I wanted to make sure to point that change out so that I haven't underrepresented the size in my prior emails. I suppose that Mr. Dyjack's point below (from our prior exchange) that the Wal Mart was bigger by 10,000sf is no longer relevant. Ironically, he was making the point that the structure isn't that big by comparison, however, **the proposed structure will now be more than twice the size of Wal-Mart and nearly three times as tall**. You'll note that a 'rendering' of the structure is on the developers promotional sheet, found attached to this email that describes a veritable utopia on that corner. My recommendation (to anyone who believes what the developer has put forth about Cube Smart) is to go <https://www.cubesmart.com/storage-locations/> in your browser, and select any of their locations on google earth to zoom in on...any of them. **None** of them meet the standard described here, yet they all have similar characteristics that make them equally undesirable. It is highly unlikely that this location will ever live up to the image projected on the developers website or promotional material, either. At this point, I've downloaded the renderings so that, at the very least, I can bring them back to the board within a year after construction to ask them to hold the developer accountable. (although it will be far too late at that point to do anything)

My position on the rentals hasn't changed, either. The developer has at least dressed them up with renderings, but the fact of the matter is that rentals of this nature and storage facilities are inappropriate at this location. It doesn't matter what the developer promises they'll look like.

Which brings me to my second point:

A communication went out to residents of Barrington earlier in the month urging an email Mr. Dyjack, to register their concerns and ask that it be "part of the public record". This is to ensure that the county officials, planning commission members and board of supervisors are in receipt as well. This is a good idea for purposes of having objections placed on the record for the County Board and Planning Commission. However, Mr. Dyjack's position on development appears to be one of a binary choice: Either the proposal is permissible according to the UDA or it is not. If *technically* permissible, the zoning office will support it regardless of any potential impact to surrounding neighbors. At no time is the question of *appropriateness for the neighborhood, impact on neighboring residents or whether or not its just a bad idea plays into that position*. I promise everyone reading this email with 99.99% certainty; no matter who objects to this proposal, the recommendation from the zoning office will be to approve it...period. There is no person on this email string that can change that. To be clear, the email to Mr. Dyjack is useful only in

making sure an objection goes on record; not for influencing the zoning office's recommendation. I say that without any judgment or otherwise mean to indicate that Mr. Dyjack is doing anything wrong but only to point out that his role in this is purely to determine whether or not this type of development is technically allowed under the UDA. Whether or not its going to have a negative impact on those of us who live here isn't part of the zoning office's consideration from what I gather.

The latitude for consideration of whether or not it is a "good" or "bad" idea is delegated to the planning commission and then, ultimately the Board of Supervisors. Those two bodies need to know that people living in their districts and county disagree with this proposal and that it does not align with the County's vision laid out in their/our planning documents, despite any support or recommendations coming from the zoning office. With that in mind, I would like to take this opportunity to remind the Planning Commission and the Board of Supervisors what the "[Stone Spring Urban Development Area Plan](#)" (hat tip to Scott Rogers and Harrisonburg Housing Today for having it on their site) drafted in October 2019 promised for this exact parcel of land on pages 74 and 75. This document was the result of a collaborative process with input from the citizens of this area and serves as a guidance document for what we **all** believe to be appropriate for development. ***It is a commitment between the county government and the citizens and should be reliable in its expressed intent.*** There should be no fine print or nuances on the definition of terms used in the UDA to lead development down the preferred path of a developer such as Baum Investments (whomever that is).

By copying them on this email, I respectfully ask that the Planning Commission and the Board take the aforementioned thoughts into consideration, along with the hundreds of people who have [signed the petition](#) opposing this development, and use that as their basis for exercising their authority to reject this proposal and direct Baum Investments LLC to either (a) maintain the commitment made in the urban development area plan or (b) find another, more suitable location for their enterprise. There are any number of parcels of commercial and industrial real estate in the Harrisonburg/Rockingham County inventory that are suitable for these types of uses. I also ask those of you who agree with this, to reply to "reply all" to this email to voice your concern; even if its something along the lines of "this is a bad idea, for the record" so that they include it in the record for the planning commission's review.

There's money to be made by developers in Rockingham County and Harrisonburg in storage units and rentals; it should not, however, be at the expense of current resident's quality of life. (and if that piece of property has to return to the market, it'll be sold for the same or more money within weeks to someone willing to do the right thing at that location)

Thanks again for your time and patience in listening to my concerns.

For those who would like to sign the petition; the link can be found [here](#). I didn't start the petition, **but I signed it because I agree with the intent.** Mr. Dyjack with the county zoning office once raised an objection to the photo on the cover of the petition because it clearly shows an ugly scenario for storage units. That said, and at the risk of repeating myself, I direct those who care to take a moment to the website for [Cube Smart](#) and take a look at their facilities and locations and envision living in proximity to any of those locations. If you are ok with what you see they've done in the past, then you don't need to say or do anything because its coming soon to a neighborhood near you. If you **don't** want to live next to something like you'll find on their site, I recommend signing the petition and sending it to others who think that development in Rockingham County and in particular, along Boyers Road, needs to be throttled and put into check for being uncontrolled and unsustainable for the roads, schools and infrastructure.

And finally, just for fun, here's an article about a [location in Florida](#) from a few days ago that is reminiscent of my earlier comment about not being a fan of businesses that have to enforce a "no squatting" rule. Here's another from "[inside self-storage](#)" about an employee burglarizing the facility where he worked. I didn't know that the self-storage industry has a trade magazine but clearly crime is an issue that takes up alot of space in that publication. One more article about [multiple break-ins](#) at another location can be found here. For those who don't wish to take the time to read through all of that, [here is](#)

[an article](#) with a great visual of two dudes dressed in bomb squad gear "investigating" some stuff found while serving a narcotics warrant at a Cubesmart location. *Notice how the architecture of the building really fits in with the surrounding neighborhood like Baum Investments is promising to do?* Here's [one from a few days ago](#) with more awesome photos of the architecture of a Cube Smart location...and another bomb squad. Apparently they didn't read the rules about not storing explosives at that one; but I'm guessing that the one that Baum Investments builds will be different. Anyway, for more information on Cube Smart, go to their [website](#) found here. Oops! That's actually the Better Business Bureau site that shows them with a "D-" along with some interesting reviews with keywords like "rat infestation" or "crooks, robbers, thieves" and more. I can do this all day, but you get the idea of what one finds with a ten second google search of "CubeSmart Crime" "CubeSmart Drugs", etc. I can only imagine what comes up if one takes time to really dig into problems associated with self storage businesses in general, and how they impact neighborhoods. My guess is, however, that there are no search results yielding something like "young professionals and neighbors alike want self storage in their neighborhoods". Maybe I'm using a different search engine than Baum Investments.

Thanks again to everyone for taking the time to read through this and apologies for the excessive length. I know that everyone gets more email these days than they want, but in this case I thought it to be an important issue that I believe impacts everyone copied on this email.

-----Original Message-----

From: Craig E. Short <craigeshort@aol.com>
To: bdyjak@rockinghamcountyva.gov <bdyjak@rockinghamcountyva.gov>
Cc: sandy.myers@vdot.virginia.gov <sandy.myers@vdot.virginia.gov>; don.komara@vdot.virginia.gov <don.komara@vdot.virginia.gov>; wloomis@rockinghamcountyva.gov <wloomis@rockinghamcountyva.gov>; rchandler@rockinghamcountyva.gov <rchandler@rockinghamcountyva.gov>; bill@loomiswm.com <bill@loomiswm.com>; jkilby@rockinghamcountyva.gov <jkilby@rockinghamcountyva.gov>
Sent: Wed, Jan 27, 2021 12:10 am
Subject: Fwd: [BARRINGTON] Neighborhood Update - Planning Commission

Hi Mr. Dyjack;

I very much appreciate the quick response and your willingness to engage with the concerns I sent over to Judy. I copied you and the others because I didn't want you to be surprised by the objection when the planning commission meets or by the growing number of people who have signed on to the petition in just a matter of days.

My thoughts on what you've sent over, below in *red*.

-----Original Message-----

From: Bradford R. Dyjak <bdyjak@rockinghamcountyva.gov>
To: 'Craig E. Short' <craigeshort@aol.com>
Cc: wloomis@rockinghamcountyva.gov <wloomis@rockinghamcountyva.gov>; Rick Chandler <rchandler@rockinghamcountyva.gov>; scott@harrisonburghousingtoday.com <scott@harrisonburghousingtoday.com>; bill@loomiswm.com <bill@loomiswm.com>
Sent: Mon, Jan 25, 2021 10:11 am
Subject: RE: [BARRINGTON] Neighborhood Update - Planning Commission

Hello Mr. Short,

As per our previous e-mail, County staff appreciates your interest in and comments related to Rezoning Case #REZ20-333. While you raise many comments worth further consideration, there are several points of clarification in order and several items warranting revisions to the "Stop Rezoning 1-20-21" attachment you provided. *SHORT RESPONSE: I forwarded the petition in my email for awareness, but I'm not the originator of it so I can't revise it. I'm grateful to whomever did, however, as that was what prompted me to contact you to find out more information for myself, before I signed it. I should also note that I find the spirit of the flyer to be accurate and having reviewed the developer's plan only strengthened my opposition. A few hundred people have signed that petition in the last few days; so I'll try to make a comment on it that clarifies that this is actually a 31,000SF storage building, as opposed to they type shown.*

- **Proposed Storage Facility –**

- o Please note from the Master Plan that the will be completely enclosed within a 3-story building with controlled access. *SHORT: This being a three story building actually made my opinion of it worse; because now its a 3-story behemoth that can't be concealed with elegant landscaping or anything of that nature. It'll be visible from the light at the hospital entrance all the way to the development, and fall within the viewshed of a significant number of single family homes in the adjacent parcels. Not better.*

- o Proffered conditions (legally binding if adopted) would regulate the building materials. *SHORT: The building envelope isn't my concern. I'm sure it will look nice for a storage building (for a period of time, anyway). My concern is the appropriateness of that type of occupancy and building at that location.*

- o As such, I would **advise replacing or deleting the image on the attachment** to ensure residents are aware of the actual proposed use and look of the project. *SHORT: Again, I'm not the originator of the petition but I can only speculate that the image wasn't designed to show a storage facility in its most ideal condition. By that standard, the county would need to replace or delete the images on the attachment provided on the UDA plan provided because high density rentals and storage facilities aren't what I would consider to be "townhomes" and "mixed use" emphasis as shown on the county UDA plan. From my perspective, "a storage facility is a storage facility" and the one illustrated in the petition may be different; but isn't necessarily better. The photo isn't designed to show a storage facility in its best light but rather, illustrates the inevitable decomposition that accompanies the life cycle of all of those types of facilities. I suspect that the developer will change their plans once they've realized that actual conditions aren't matching the ones they present with their plans (like the Cosner Development that is trying to convert owner occupied promises to rentals or the golf course issue at Crossroads Farm). I see no difference between presenting one concept versus another (ie. the petition versus the county's UDA document) Respectfully, I'd say that is more of a genuine a representation than what the county is showing on the drawing provided in the UDA should this proposal move forward.*

- o Square Feet Comparison – For reference, the proposed "3 story conditioned

storage” facility would be approximately 31,200 sq. ft. while the Neighborhood Walmart at Stone Spring Road measures approximately 43,000 sq. ft. Was there another facility to which you were comparing?. *SHORT: Again, not my document. I suggest, however, that the wal-mart and this storage building in the proposal are different in all **unimportant aspects**. Taking it further, I suggest that the Wal Mart isn't three stories tall and would therefore be less offensive from an aesthetic standpoint. I understand your point of the comparison as being inaccurate, but I think reasonable people can agree that a three story 30,000SF building is "big" by residential neighborhood standards and pointing out the specific square footage differences between the two doesn't change my perspective (if that is where you are going with this clarification). If you are questioning the credibility or somehow saying that the comparison is disingenuous then we can agree to disagree. Both buildings are "big" by residential standards, and neither would be appropriate in that location.*

o Finally, supplemental zoning code standards apply limiting hours of operation to 6:00 a.m. – 9:00 p.m. and prohibit any other activities being operated within the storage facility or from the storage of any hazardous materials. *SHORT: This is good information, but doesn't change the overall objection from me. The first point I'll make on this front is that I don't want a business near a residential area that has to point out that its customers can't store hazardous material or “squat” in it. The second point on this is that the hours of operation coincide with the traffic concerns on Boyers Road. The problems associated with this business are more related to its very existence in that particular location; hours of operation not withstanding.*

• **Outdoor Lighting –**

o A final site plan must comply with stringent outdoor lighting requirements within the County zoning code as reviewed and approved by staff relying upon an engineered photometric plan. *SHORT: Understood and acknowledged. I presume that there are no dark skies issues or light trespass in Rockingham County, the City of Harrisonburg, or towns based on this premise. That said, I've personally violated the tenets of dark skies and light trespass in the name of safety; and I'll do it again if need be. I expect the same to be true here. What I'd like to see happen is that the choice is never forced by placing a business that requires a significant amount of security next to a residential area whose value and quality of life lies, in part, to lack of light pollution.*

o No light trespass is permitted across property lines, and lighting must be downward facing with cutoff fixtures. *SHORT: Speeding on Boyers Road, U Turns at many locations on Port Road, littering on Boyers and Port Road, abandoning vehicles on property, and light trespass crossing property lines are all things that are prohibited. Nevertheless, all of these things happen every day in Rockingham County. I understand that developers may be the gold standard when it comes to keeping promises and commitments, but forgive me if I'm having my doubts about their concerns regarding light trespass. To my larger point; light*

trespass is much less of an issue in an industrial park or commercial area that isn't tucked into a single family residential neighborhood.

- **Traffic** – VDOT will review all site plans, but has already reviewed the rezoning request stating it, “...**will not have a substantial impact on adjacent roadways;** therefore a VDOT Chapter 527 Traffic Impact Analysis (TIA is not warranted”.

SHORT: I'm sure the developer appreciated the avoidance of a costly "official" traffic impact analysis. Although, costly is a relative term considering my "unofficial traffic impact analysis". My next door neighbor had to purchase a new truck from being 'T-Boned just outside of Barrington and another neighbor replaced his sedan from being thrown 25 yards when trying to turn into Barrington and no doubt, incurred unquantified medical bills. I'm guessing that Traffic Analysis was less than the costs they've incurred, and probably didn't get anyone hurt. Apologies for the hyperbole but I, along with several of my neighbors, will need a little grace on the issue of traffic on Boyers Road and the prospects of increasing it without adding the required infrastructure to support it; particularly if that entails being told that traffic isn't a problem. I'll copy the VDOT representatives for this area to let them know that there are concerns about having evaluated the traffic impact analysis without having done traffic counts or engineering calculations on a roadway that is widely seen by its residents to be experiencing traffic issues as a result of uncontrolled growth. I can't imagine that VDOT would waive a TIA given the growth along Boyers Road. If that is the case, then I find that to be an unacceptable concession to make to a developer on behalf of the residents of Boyers Road. If it comes to it, I hope that a TIA isn't performed that reveals a different conclusion.

- **UDA Plan** sections highlighting the “Boyers Crossing” neighborhood is attached for ease of reference.

- o This plan is an integral component to the Comprehensive Plan as a formal amendment to it in January of last year. *SHORT: Acknowledged; much appreciated.*

- o The UDA Plan therefore governs and informs decisions specific to this location and proposes “mixed uses,” which include both multi-family housing and commercial components at the intersection of Port Republic Road and Boyers Road. *SHORT: I respectfully reject the premise that the UDA "governs" anything. I will go along with the notion of it informing decisions but understand that may be the approach zoning takes. Regardless, that is a moot point insofar as i can tell. The parcel of land at Boyers and Port Road, as shown in the UDA, didn't include high density rental housing or mini-storage facilities which are purely commercial/industrial in nature. My experience is that a vital component of "mixed use" is that it foster integration, density and compatibility of land uses (among other things). I could almost imagine a case to be made for apartments, but mini storage is a clear outlier; and neither are mentioned in the UDA. If the decision is guided by the UDA, then rejection of this proposal is imminent. There is another concern here that I touched on earlier and that is the concept of "controlled growth". I'm sure you are aware of the redistricting of over-crowded schools, the lack of public transportation and other infrastructure that comes along*

with the quickly growing corridor along Boyers Road. That is all a by-product of unmanageable growth and the county is well within its rights to throttle growth when deemed appropriate.

- **Stormwater Management –**

- o At the rezoning stage, the Master Plan is provided, but is **not required to be engineered for stormwater management** and erosion and sediment control compliance. *SHORT: Understood; but the point that I made was less process and more philosophical; that is to say that any development presents risk to burdening the stormwater system, theoretically engineered out through good civil design. Therefore, land development risk has to be weighed against the benefit. The question I struggle with here is: “what benefit do either of these types of structures propose to the surrounding community to whose environment is having to have the risk engineered out of”? The answer is none. There is no benefit to the surrounding community; only to that of the developer. Rockingham County doesn't need to solve a shortage of demand for additional two bedroom rentals or mini-storage. Therefore, zero benefit = zero acceptable level of risk in my view.*

- o That review occurs later at the site plan submittal stage. *SHORT: Understood. Hopefully the developer won't opt to purchase nutrient credits from some distant area, in lieu of treating the stormwater on site to save money on infrastructure. I'll be looking for that if and when the time comes as well, having now been burnt with a special tax thanks to years of lack of stormwater compliance by developers visa vi Rockingham County. Not intending to insult or disparage anyone in particular, but simply to point out the fact that I (as is everyone in the Shenandoah Stormwater Control District) am literally paying for the mistakes that have been made in the past as a result of impacts to the stormwater system due to unchecked development. Everyone reading this is welcome to see my additional assessment provided along with my tax bill. **Apologies for sounding bitter on that point, but unless one lives in the "stormwater control" district with me, I'm not keen on taking advice on how to best look past that yet. I don't respond well to a government sponsored plan for the retroactive transfer of my wealth to developers who were permitted to avoid their responsibilities, such as I see it. I digress...***

- o While stormwater management impacts will be fully reviewed at during a site plan, it should be noted the parcel lies outside of the Lake Shenandoah Stormwater Control Authority as it actually **drains into the Pleasant Run-North River Watershed**. *SHORT: Understood and -acknowledged in my original email. My intent is to make the point that the citizens living in the Pleasant Run – North River Watershed don't fall victim to development that takes place now, prompting later creation of a new “control authority” so that they can be targeted for a special tax on their property some-day. That is literally what has happened to me and hundreds of other citizens in this stormwater control district. The county allowed development, it created infrastructure problems for stormwater, and new county officials who don't live in the district came up with a*

targeted tax scheme on those of us who live here to correct it. To save us time, please don't bother explaining to me that this isn't a "tax", but rather a "fee".

Your attention to the clarifications is appreciated and should you have any questions or wish to discuss further, please feel free to contact me directly at 564-1513.

SHORT: I do have continuing questions that, in the interest of fairness to you and others on the planning commission, I'll let you know that I'll be asking at the planning commission meeting on the 2nd. They'll basically be a one by one questioning of how this proposed development meets the tenets of the Rockingham County Comprehensive Plan for 2020 and beyond; specifically the vision and the fourteen goals enumerated as providing guidance. While I'm at it, I'll also utilize the UDA provided here as an exhibit to illustrate that this development doesn't meet that guide, either. I'll also be sure to pass along your clarifications to anyone else on the email in the interest of transparency.

It sounds like your role is to advocate for the developer's interests, and I hold no ill will toward you for that if that be the case. Please understand that my role is to advocate for my interests as an individual who will be directly impacted as well as the interests of others who I also believe to be negatively impacted by this bad idea (either directly or indirectly). I'm invested in the outcome of this exchange, and anything less than owner-occupied housing and an otherwise strict adherence to the UDA for this parcel is an unacceptable outcome as far as I'm concerned.

Thanks again for the prompt response. Though I continue to be unwavering in my opposition for this development, your engagement and willingness to respond in such a timely manner is genuinely appreciated.

Thank you,

Bradford R.R. Dyjak

Director of Planning |Rockingham County

O: 540-564-1513 | [County Website](#)

[County COVID-19 Response Hub](#)

From: Craig E. Short <craigeshort@aol.com>

Sent: Sunday, January 24, 2021 4:54 PM

To: scott@harrisonburghousingtoday.com

Cc: wloomis@rockinghamcountyva.gov; Rick Chandler <rhandler@rockinghamcountyva.gov>; Bradford R. Dyjak <bdyjak@rockinghamcountyva.gov>

Subject: Re: [BARRINGTON] Neighborhood Update - Planning Commission

Hi Judy. Thanks for sending this out and adding the clarifications for everyone in the neighborhood. Representing only myself, as a resident of Rockingham County and the neighborhood of Barrington, I wanted to chime in on this.

I have a couple of things to add to the perspective you have provided, along with a couple documents regarding the zoning application so that everyone understands what is being proposed. Apologies for the length of the email; difficult subject matter to boil down.

Regarding the first point, The UDA concept is just that; a concept meant only as a guiding principle for future development along with the Goals outlined in the Comprehensive Plan. There is nothing that would indicate the expectation for a guaranteed approval of anything that is deemed harmful to the fabric of the neighboring parcels. The notion of what is "appropriate" provides a fair amount of

interpretive license for the planning commission and county officials based on the vision and goals outlined in the County's Comprehensive Plan.

Supporting this notion, the county states in their "Comprehensive Plan for 2020 and beyond", that... "the pattern of new development reflect the county's success in achieving controlled, orderly growth". I am not sure the development taking place along Boyer's road to be in line with that vision in several respects (at this point in time). The proposed development of this parcel violates most of the tenets outlined in that Comprehensive Plan; not the least of which is "Higher density housing will be located in the Towns and the City". One could make the case that this proposal is in direct conflict with at least 10-12 of the 14 goals in section B of the plan as well. In any event, the UDA indicated this area to be "mixed use", whereas other areas in the county are identified purely as "commercial". I think reasonable people can agree that a three-story 30,000 SF storage facility is considered purely commercial in nature, and brings no value to a residential area. It is also important to note that neither apartments, nor anything like a self-storage facility are shown in the county plan. I invite everyone reading this to look at the developer plan and make their own determination. Its on page 5 of 7 in the attachment.

I hope our representatives and county official's approval of any zoning variance will have been guided by the main principle of "do no harm". That would entail that the Commission require developers to design with nature, culture, and economic return in balance with no priority given to any one value over the other. Design that is responsive to environmental, cultural, and economic conditions and in local context, using a collaborative and ethical approach that fosters integrity will do that...do no harm, that is.

The notion that "The Planning Commission and the Board the of Supervisors are cognizant of what is an appropriate fit for an area currently supporting residences, churches and our hospital campus" does not ring as true to me as it may others. In the most respectful manner possible, I would like to express my growing doubts and, in the interest of time and decorum, simply leave it at that for now.

I am not suggesting that the planning commission, board, or other county officials are doing anything with malintent. In fact, to paraphrase Chairman Kyger at the June 24th meeting last year, every decision the board makes is "based on the best information and standards that apply at the time"; even when viewed as being wrong in hindsight. Mr. Kyger also emphasized that they are "fair-minded" when making decisions and are open to suggestion. I think that approach and mindset is the most we should expect from them as well.

My criticisms (which there are many) on the nature of the development taking place along Boyer's road is more about the consequences of, and less about the actions, taken by the board and commission so I don't want to come across as being aggressive, overly critical or under-appreciative of their service. I do think it is important, however, to share the perspective of a resident to point out the unintended consequences of the decisions they are making, so that we can learn from them and correct course when possible.

With that, I feel compelled to help them understand my perspective on what is being proposed at the corner of Boyers and Port Road, as a citizen of Rockingham County but also as a resident of an adjoining neighborhood here in Barrington.

I have concerns about, and reasons for suggesting the rejection of the request to

change the zoning. I have listed them here in no particular order, along with some questions for the Planning Commission and Board to ponder:

(1) I do not approve of developers grabbing land in our area for high-density housing and eliminating opportunities for affordable single-family housing.

Given the current market conditions, that is really the only acceptable development on that parcel as far as I can tell. The towns and city are more appropriate for high-density housing so why would we move it further into the county away from supporting infrastructure? Would that action be in line with the goals and vision of the Comprehensive Plan?

(2) I am concerned about the environmentally degrading quality of our Stormwater Runoff in the Lake Shenandoah District and neighboring districts as a result of unchecked developers taking a pass on their responsibilities while the rest of us foot the bill on correcting their problems (long after they've collected their money and left the scene). Every new development presents risk to that effect and therefore, should go through a risk/reward analysis. What is an acceptable level of risk in exchange for self-storage business and high-density rental units in this particular location?

(3) The pollution and degradation of the environment that accompanies industrial and commercial development inappropriately located within residential areas is a problem anywhere, but a problem for the residents of Barrington with this development. Strictly commercial use structures and high-density rentals such as this have no place in multi-family owner-occupied rural areas. If we were in an urban setting where land resources were scarce, and infrastructure were in place to accommodate, that would be a different issue. There are plenty of other, more appropriate locations for high-density housing and storage rentals. Is there a compelling reason we would stray from the soundly established policy structure of the comprehensive plan?

(4) Heat island effect from massive asphalt parking lots and flat roofs combined with light pollution trespass from inappropriate or excessive use of security lighting from an industrial sight and the associated environmental consequences will impact our development for decades. The planning commission should ensure that the placement of these conditions be relegated to areas where it will not have a negative impact on homeowners now, or in the future. The question is whether this plan is in line with the "Overall Vision" statement or goals of the Comprehensive Plan?

(5) Development design that only takes efficiency for return on investment at the exclusion of environmental and social concerns measured only by leasable SF should be excluded from consideration in Rockingham County. After all, that is essentially what was outlined in the Comprehensive Plan for 2020 and Beyond. What do we, as citizens, gain from any other approach or deviation from that plan? Is it more likely this will help, or harm each of us individually and collectively?

(6) I harbor the belief that sound development should include considerations that extend beyond the financial returns of developers and into community-based areas like public transportation, bike and pedestrian access that is not fragmented or incomplete, healthy environments and avoids the creation of "crash zones" for vehicle interface. If the county or developer cannot afford to pro-actively address these types of requirements, then they cannot afford to do

the deal. Does it appear that these needs, created by the onslaught of recent development, are being addressed by the approvals that come through the county's commission and board? Would that be demonstrated by anyone riding a bike, walking, driving or taking public transportation along Boyers Road?

(7) I have concerns regarding the well-connected and wealthy using zoning regulations to fatten their own coffers, at the expense of those who are less advantaged and the implications that accompany those concerns (not just locally, but in general as well). That is a bigger picture issue and too complex to discuss in an email, so I will only say this: I respectfully question the wisdom behind the decision to discard zoning protections for adjacent landowners to accommodate the addition of a massive storage unit structure and 70+ two-bedroom apartments. I am not aware of a demand by county residents for these two commodities. I am aware, however, of the demand for moderately priced single-family housing. Has this been addressed by any developers or the county? Does the encouragement of this type of behavior by developers drive up the cost of agricultural land to the point of making it nearly impossible to survive as such? Are there no other parcels of land available in the county for these two types of developments that are more appropriately located?

(8) It is my belief that real estate development, of any kind, should be an improvement for the area that it takes place in, and otherwise do no harm as a basic charge of any planning commission or county board. This development proposal harms Rockingham County residents by every measure. Again, on its face I would question what compelling reason is there to approve the addition of self-storage and high-density rentals in this location? If it is for the greater good, I am willing to be convinced.

Rockingham County needs affordable single family housing, less water quality and pollution based issues, less traffic flow issues, more public transportation and bike/pedestrian accommodations for areas currently under growth, and more well-thought out development; not a 30,000 SF three story self-storage facility and 70 Two-Bedroom rentals packed into warehouse style walk-ups with 6 acres of impervious asphalt shedding into the Pleasant Run, North River and ultimately, the Chesapeake Bay tucked alongside single family residences.

In my opinion, this proposal is the exact opposite of an improvement, violates the County's Comprehensive Development Plan on several levels and has no value to the county or its citizens.

I have attached the documents that describe it for everyone copied on this email to form their own opinions as well. I am interested to hear from anyone who can find any redeeming feature of this proposal. I'll be at the Planning Commission on February 2nd to express my strong opposition, as well as sending them correspondence to that effect. In order to help frame their perspective, I encourage anyone else who is like-minded to do the same. Finally, there is also a petition circulating (I didn't start it, but I signed it) for those to show their opposition located [here](#) if anyone is interested in signing it.

Thank you again for sending this out and facilitating the broader discussion.

-----Original Message-----

From: Scott P. Rogers <scott@HarrisonburgHousingToday.com>

To: CraigEShort@aol.com

Sent: Thu, Jan 21, 2021 7:07 am

Dear Neighbors,

There has been a flurry of neighbor to neighbor connection since Tuesday's DNR entry concerning the County's Planning Commission's February 2nd agenda that has been brought to my attention.

One was the proposal for an expansive development at the corner of Port Republic and Boyers Rds to include apartments, offices and large storage facilities.

Clarifications:

- 1) Several years ago the County established the UDA concept (Urban Development Area) as a means of clarifying future development needs. The UDA's west side of Boyers Rd can include approved appropriate residences and businesses such as a residential/office combination.
- 2) Rezoning is required from A-2 to residential/business.
- 3) The Planning Commission and the Board of Supervisors are cognizant of what is an appropriate fit for an area currently supporting residences, churches and our hospital campus.
- 4) Expressing concerns in writing or by email is as well- received as attending due to the Covid concerns:

Rockingham County Government Center
20 E. Gay Street
Harrisonburg VA 22802

Attn:

William Loomis

Planning Commission

wloomis@rockinghamcountyva.gov

Attn:

Rick Chandler

Board of Supervisors

rchandler@rockinghamcountyva.gov

Your caring is appreciated,

Judy Miller

Neighborhood Watch

[View BVA Directory and Restrictive Covenants](#)

This email was sent to CraigEShort@aol.com

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Barrington Volunteer Association · 2945 Brookstone Drive · Rockingham, VA 22801 · USA



Message Sent From Outside of our Network

Bradford Dyjak

From: Dayna Henry <dayna.s.henry@gmail.com>
Sent: Monday, March 29, 2021 6:46 AM
To: Craig E. Short
Cc: Bradford Dyjak; bill@loomiswm.com; don.komara@vdot.virginia.gov; Jessica Kilby; Rick Chandler; sandy.myers@vdot.virginia.gov; wloomis@rockinghamcountyva.gov
Subject: Re: [BARRINGTON] Neighborhood Update - Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Commission,

This email serves as my agreement with the numerous valid points made by Mr. Short regarding the use of the proposed land parcel to develop rental housing and storage facilities on Boyer's road.

There is much evidence the area needs affordable single family housing. We do not need rentals. If the planning commission wishes to play a positive role in the development of the area, I urge you to consider the needs of the residents and not investors.

I am also concerned with the traffic issues on Boyers given the extensive development already occurring along the road with multi family units and rentals. The storm water run off is another concern. All developers should be held accountable for future costs related to the issues brought on by new developments. Ask our neighbors how many times they've been flooded out of their homes?

The need are single family homes is well documented. Please reconsider approval of this plan as it is clearly not in line with the strategic plans for the county.

Dayna Henry,
Barrington resident

From: [Blosser, Daniel](#)
To: [Bradford R. Dyjak](#); [Rick Chandler](#); wloomis@rockinghamcountyva.gov
Subject: REZ20-333 - Opposition to rezoning
Date: Wednesday, January 20, 2021 11:18:46 AM
Attachments: [image001.jpg](#)

Mr. Dyjak, Chandler and Loomis:

As a close neighbor of the proposed rezoning request for the proposed mini storage building being considered, I am writing to voice my opposition to this request. Increased traffic, decreased property values and the fact that the proposed storage facility is not suitable in this location leads me to voice my opposition to this rezoning request.

I ask that you review the request and consider the many negative implications this proposed request will have.

Thank you all for your time and review.

Daniel and Kelly Blosser

3651 Traveler Road

Rockingham, VA 22801

Regards,

Daniel J. Blosser

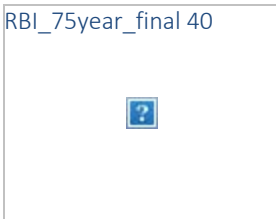
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Riddleberger Brothers, Inc. | 6127 South Valley Pike | Mt. Crawford, VA 22841

540-574-5908 – direct | 540-478-3384 – Cell | 540-432-1691 - Fax

blosserd@rbiva.com | www.rbiva.com

RBI_75year_final 40



A Comfort Systems USA company

From: [kcoyotekid2k](#)
To: [Bradford Dyjak](#)
Cc: [kcoyotekid2k@aol.com](#)
Subject: Boyers Crossing
Date: Wednesday, March 10, 2021 3:04:47 PM

For the public rexord: we will not oppose this project if you enter and exit of Port Republic Road...but if you have entrances and exit of Boyers Road we will be against the project...and you have to know the reasons...KEITH and Karen Spitzer , Barrington Drive.a

Sent from my Samsung Galaxy smartphone.

Message Sent From Outside of our Network

From: [Todd Gardner](#)
To: [Bradford Dyjak](#); sandy.myers@vdot.virginia.gov; don.komara@vdot.virginia.gov; wloomis@rockinghamcountyva.gov; [Rick Chandler](#); bill@loomiswm.com; [Jessica Kilby](#)
Subject: [BARRINGTON] Neighborhood Update - Planning Commission
Date: Tuesday, March 30, 2021 9:43:38 AM
Attachments: [Boyers-Crossing-Overview022321.pdf](#)

Dear Rockingham Board of Supervisors,

As a resident of Barrington, I wanted to give my opposition to the new development that is being proposed called Boyers Crossing. I'm actually in support of the residential aspect of this property. But I am in opposition to the Storage Facility. I feel those belong in a more industrial area. The developer can "dress it up" all they want but a storage facility brings a lot of negative aspects (many of which have already been relayed by Craig Short and others) so I won't re-hash those.

If the developer would eliminate the Storage facility, I personally would be fine with the residential development. I hope you will agree!

Thank you for your time and consideration.

Todd and Kristin Gardner
2876 Brookshire Dr
Harrisonburg VA 22801
Message Sent From Outside of our Network

From: [Nadine Sengul](#)
To: [Rick Chandler](#)
Cc: [Bradford Dyjak](#)
Subject: Boyers Crossing
Date: Monday, March 29, 2021 9:50:37 AM

- 1) A storage unit is not appropriate for this location, creating traffic increases, possible crime, light pollution and a decrease in property values. Will people from all over the county be storing here? Entering and exiting a residential area? I would not want to live in this proposed development due to traffic to and from the storage facility.
- 2) Traffic is a dangerous issue on Boyers Road already, due to current exploding development. A residential area should not include a storage facility, there are better locations for it.
- 3) Some citizens are already paying for stormwater issues due to unchecked development. I know this development is not in our stormwater district, however it will contribute to problems for other people.
- 4) Is a risk reward/ analysis in the works?

I have already been burdened with a special tax thanks to years of lack of stormwater compliance. I am already paying for unchecked development. I believe there is uncontrolled growth along Boyers Road and the county is well within its rights to throttle it. I suggest an ethical approach to development, fostering integrity and doing no harm to the people in neighboring developments.

Respectfully
Nadine Sengul
Kentshire
Sent from my iPhone

Message Sent From Outside of our Network

Bradford Dyjak

From: Twilla Lambert <tlambert12@gmail.com>
Sent: Monday, March 29, 2021 1:30 PM
To: Craig E. Short
Cc: Bradford Dyjak; sandy.myers@vdot.virginia.gov; don.komara@vdot.virginia.gov; wloomis@rockinghamcountyva.gov; Rick Chandler; bill@loomiswm.com; Jessica Kilby
Subject: Re: [BARRINGTON] Neighborhood Update - Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

I am against this development. It is not in-sync with the area and will down grade the whole area.
Twilla Lambert.

From: [Scott Wilkins](#)
To: [Rick Chandler](#); bill@loomiswm.com
Cc: [Bradford Dyjak](#)
Subject: Proposed Boyers Crossing - Baum Investments
Date: Tuesday, March 30, 2021 11:33:33 PM

Mr. Chandler, Mr. Loomis and Mr. Dyjak:

We own property on Kentshire Drive in Rockingham County (Kentshire Estates inside the Barrington neighborhood). Aside from living in Colorado from 2013 – 2018, we have lived in either Harrisonburg or Rockingham County since 2000. This area, especially along Boyers Road, as you know, has and still is experiencing tremendous growth in the way of apartments, townhomes, and senior living.

We have reviewed the Stone Spring Urban Development Area Plan (the “Plan”) adopted by the County in January 2020. Even though the thought of adding more traffic to the Boyers Crossing area is not desirable because we love the quiet surroundings, realistically we know development and growth is inevitable. If a better road infrastructure is put in place, and the County can stick to the Plan it adopted, the Boyers Crossing area could be great. However, the conceptual plans set forth by Baum Investments at the corner of Boyers and Port is unsettling and simply not a good idea. We see very little, if anything, in the Baum conceptual drawings that remotely resembles the County’s Plan for this area, with the exception, perhaps, of the retail space.

Over 30 new townhomes just wrapped up construction on the west side of Boyers Road, with many more luxury townhomes currently under construction and some nearing completion at Congers Creek. There are more than 80 apartments or condos now under construction on the west side of Boyers Road, and of course, the expansive apartment complex under construction at Preston Lakes. All of these projects are being serviced in some way by a narrow, two-lane Boyers Road, which grows busier every day, and quite frankly, will not handle that much additional traffic in the long run. Adding approximately 77+/- apartments at the corner of Boyers Road and Port Republic Road makes absolutely no sense and does **not** adhere to the County’s Plan and vision for the area. Well-planned, single family housing or compact row houses at that corner would be a far more appropriate use as would small retail, dining or office space near the hospital. Single-family housing as opposed to another, large apartment complex would also help preserve existing neighborhoods, as established by the County’s Plan.

We don’t even know where to begin with the thought of a 90,000+ square foot Cube Smart storage facility at the corner of Boyers and Port Road. One can simply drive a very short distance into the City or other locations in the County and find multiple, available properties where it would make more sense for such a facility to exist. That kind of commercial property simply has no place in the middle of a neighborhood or near a hospital. The building can be dressed up with “facades accented with architectural features and built with quality materials,” but the use is still the same and not something we, or anyone else we know of, wants near our neighborhood.

Our hope is that County officials will **not** approve the Baum Investments application. We would be grateful if you would make this correspondence part of the public record as it relates to the Baum

application and the April 6 public hearing.

Thank you in advance for your time and consideration.

Best regards,
Scott and Karen Wilkins
1389 Kentshire Drive
Rockingham, VA 22801
(540) 271-0954 (Karen Wilkins)
(540) 578-2841 (Scott Wilkins)

Sent from [Mail](#) for Windows 10

Message Sent From Outside of our Network

February 2, 2021

Rockingham County Planning, Zoning & Development
20 East Gay Street
Harrisonburg VA 22802

Craig Short
2860 Barrington Drive
Rockingham VA 22801

To Members of the Planning Commission, Members of the Board of Zoning Appeals, and members of the Rockingham County Board of Supervisors.

Reference is made to the proposed development at corner of Boyers Road and Port Republic Road generally described as "REZ20-333" whereby the developers, Baum Investments, seek approval for a change in zoning from A-2 to R5C.

In looking at the developer's proposal, I find it contrary to sound and thoughtful design principles. The design represents maximum return on investment without regard to appropriate massing along the roadway, inappropriate placement of two stormwater structures on Port Road, and provision of the bare minimum parking required for what is being proposed without regard to future or overflow needs.

That said, what is more important is the way that the proposal offends the county's own "Comprehensive Plan for 2020 and Beyond" (Comp Plan) and amendments. That plan appears to have been well thought out and done in a way that represents input from county citizenry and provides a great guide for future development. The development proposal, however, contradicts the spirit of the overall vision and goals laid out in that document. I have outlined my thoughts below on the ways in which I believe the developer's plan to be in direct conflict with the tenets of that document.

The Overall Vision in the Comp Plan states that: "In the year 2020 and beyond, Rockingham County will become an even better place to live, work and recreate for its residents and for visitors. The County will retain the essential historic attributes that make it a great place, including the clean natural environmental resources, the beauty of the farmland and mountains, the harmonious relationship between agricultural and residential land uses, the balanced and vibrant economy and the diverse yet harmonious society with many different cultures. Rockingham County will allow for healthy, managed growth while protecting and capitalizing on the assets which have encouraged people to come here in the first place. The actions of citizens and businesses of the County will reflect our understanding that we do not "own" the land; rather we only borrow it from our children. The County will be a place where our children can live and enjoy the same and better quality of life that we have enjoyed." On a very basic level, I need to acknowledge the fact that this proposal removes **actual** farmland. It is important to note that this field is not to be confused with fields that were once farmed; but rather, there are crops on this field year after year. I am not disputing that occasionally farmland gets developed, but it is important to note that whatever ends up on this parcel will be an opportunity cost of land being currently used for agriculture and some forested

space. I would refer to their beauty and harmonious relationship they share with the current residential community that they border.

From a community perspective, the proposal is the exact opposite of “harmonious” with surrounding residential land users. One need only look at the attention that it is getting from the neighborhood and beyond in the form of correspondence and emails from hundreds of residents.

I suppose “harmonious” may have several meanings, so no need for clarification on what the UDA plan permits with interpretation from the Planning and Zoning Office; I get that the storage may be loosely interpreted as being allowed and that technically, apartments are “residences” but I take the UDA plan at face value, and as advertised. It is attached to this letter.

According to the Comp Plan, high density apartments belong in areas where there is infrastructure, like towns and the City; not dropped in a cornfield next to a long-standing single-family development. By any reasonable standard (*at least for those of us who live here*) the recent growth taking place along Boyers Road has been anything but *healthy and managed*. It is in many respects, uncontrolled and disorderly growth. Evidence of that uncontrolled growth can be seen in the emergent traffic issues, conflicts between cyclists and vehicles, common incidents of silt and sediment runoff in the streets and school rezoning that has had to take place because of over-crowding in one area over another.

Further, the Comp Plan states that development practices will not deplete or contaminate natural resources. The notice of intent to pollute filed by every development and the constant release of silt onto Boyers Road and Stone Spring say otherwise. Those of us in the newly formed “Shenandoah Stormwater Control District” who are experiencing an elevated level of taxation (or fees depending on your spin) thanks to years of uncontrolled development are especially sensitive to this concept. We experience actual pollution on the roadways and in our yards every time it rains and have the added benefit of paying for it because the developers who brought it to us did not. Please do not take this to mean that I blame only developers...it is our fault for allowing it to happen.

The Comp Plan also states that “New developments will be community friendly, with mixed-use centers and open space in and around them. These new developments will be relatively small scale and interspersed with plenty of open land and recreational areas.” This developer’s proposal does not meet this low threshold with over 75% of the parcel covered in impervious area and green space committed only to parking area islands/minimal base for buildings and the stormwater ponds that will likely resemble marshes and be otherwise unusable for anything beyond their BMP status. I have studied the document provided by the developer and while there is certainly plenty that could be described as “mixed use”, I cannot identify anything I would consider “community friendly, open space, or recreational land” in it.

Finally, the vision states that housing will be “Safe, attractive, high quality and available to households of all income levels. Housing will be for low- and moderate-income levels and be dispersed within neighborhoods, but all will be located in areas which are conveniently accessible to public services. Higher density housing will be located in the Towns and City”. Safe, attractive, and high quality clearly have several meanings; however, I take exception to the idea that these

apartments will be conveniently accessible to public services or to public transportation. This parcel is in neither a Town nor the City, as would have been assumed by the Comp Plan vision.

Insofar as the **Goals** from the “Comprehensive Plan for 2020 and Beyond”, I would like to take a subjective look at them individually to make the point that this development proposal be rejected:

Goal 1. Preserve the quality of Natural Resources (surface water, ground water, air, soil, quiet, night sky). Seventy 2-bedroom apartments are not likely to be quiet, and a high-security storage area will not protect the night sky. Again, no need to highlight the county zoning requirements for light trespass and noise any more than highlighting the speed limit along Boyers Road. The placement of these types of buildings in an appropriate area removes the issue of dark skies and noise, which is why the Comp Plan identifies more suitable locations.

Goal 2. Preserve the scenic beauty of the landscape. (farm fields, vistas, mountains, forests, open land, parks, and recreation areas). This proposal removes forested area, and farmland in exchange for an apartment building and a storage facility. That is not an upgrade by any reasonable standard, unless you are the developer who owns them.

Goal 3. Preserve Agricultural Industry and Economy (income, land, and jobs - not necessarily type of crops / products) One of the problems with the recent development taking place in this area and others, is the fact that the county’s overly supportive approval environment for rezoning has made the conversion of agricultural land so attractive as to make it nearly impossible to remain as such. I am sure there is a debate to be had on impact and causation, but there is no debate that hundreds of acres of farmland are disappearing every hour. This is one such example and once it has been converted into apartments and mini storage, we all know it will be forever. We will have traded agricultural land for apartments and mini-storage in a locality that has more apartments and mini-storage than it can lease.

Goal 4. Achieve Diversity of Employment in industries that are compatible with the County’s desire for environmental protection, high and stable employment levels, increasing incomes, and a strong agricultural sector. The questions I’m asking myself when I look at the developer’s proposal is “What environmental protection does the conversion of forested area and actively cultivated agricultural land into impervious developed real estate have? What meaningful jobs will be created because of the construction of apartments and a mini-storage facility?” The developer indicates one employee for the storage facility if that helps the calculus for anyone else asking the same question.

Goal 5. Achieve a Strong and Compatible Tourist Industry. This proposal does not address this goal in any respect.

Goal 6. Achieve a Balance of Compatible Land Uses and Communities in which people can live, work and play. One check of the petition that is out there rejecting this proposal, along with the responses I have gotten via email indicate that this proposal is not compatible with the community in which people are currently living. To be clear, a supporter of the developer’s proposal might

refer to the UDA and point out that, on paper and in the plan, that one believes it to be compatible. Those of us living next to it disagree. I suppose there is a question of who's definition of "compatible" governs the decision (whether that is someone from the county government office, versus someone who lives in the neighborhood).

Aside from that, this proposal does not provide balance to live/work/play in any respect. There are no jobs created (aside from temporary construction jobs, but we are saturated in that sector) and no recreation areas. As for housing, this type is specifically targeted for people who intend to be transient (students or otherwise temporarily located), creating instability in an otherwise owner-occupied and stable environment. This is an unbalanced proposal with respect to residents who live near the property and have investment in each other, not just the real estate.

Goal 7. Achieve a Range of Housing Types and Values to meet the needs of all income levels. The high-density rental scheme presented here is, first and foremost, not intended for all income levels and is dissociated away from infrastructure necessary for quality of life. From what I can tell, there is no income level as a target market for these rentals and this development is in opposition to the value in which this goal is trying to achieve.

Goal 8. Achieve Efficient Delivery of Public Facilities and Services (education, administration, utilities) This proposal does nothing to further this goal in any meaningful way (if at all). If anything, it will place an unaccounted-for burden on public facilities and services.

Goal 9. Achieve Efficient and Effective Public Safety Responses

(fire, rescue, law enforcement) This proposal does nothing to further this goal in any meaningful way. In fact, much like goal 8, the high-density housing will likely place additional burden on fire, rescue, and law enforcement with the addition of transient residents who contribute relatively little to the tax revenue base. *This is not meant in any way as a disparaging comment about renters, and in fact, I have been a renter as often as I have been a homeowner,* but the reality is that they are likely to travel for purchases of any kind, pay no real estate taxes for their domicile, and will likely contribute very little to the tax revenue to the county. They will, however, use the services of first responders. If this development were placed in accordance with the Comp Plan guidelines, the exact opposite would be true, and its concentrated renters would be a benefit to the county.

Goal 10. Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.

This development adds burden to the problems already seen on Boyers Road and is the opposite of an improvement to the free flow of traffic and improved safety of the road system. I understand that the developer has been given a pass on the Traffic Impact Analysis (TIA), but I find that unacceptable given the high development on Boyers Road and the concern of citizens in this area. It would be more compelling if there were sound engineering behind the decision. *I will be interested to find out what the rationale for any future development along Boyers Road is that is not required to produce a TIA.*

Goal 11. Preserve/Improve Accessibility of Non-Motorized Traffic (pedestrians, bicycles, horses, buggies) I appreciate the sidewalk illustrated along the Boyers Roadside of the proposal. It will certainly be very useful to pedestrians and bicyclists who are traveling the 700 feet along Boyers

Road. The county needs to provide a fully developed path that runs from the higher density areas they are allowing to be developed before allowing further development. This development provides a sidewalk to nowhere that entraps people who may be riding/walking on Port Republic Road, sending them into a drainage ditch for the vast majority of Boyers should they continue. In hindsight, the bike/pedestrian accommodations should have been addressed prior to development along Boyers Road but given where we are at; we now know that it should be addressed before moving forward with any further development. **There are no excuses for not having done so, at this point moving forward.**

Goal 12. Preserve Historic Buildings and Sites This proposal does nothing to further this goal. I would be interested, however, in the historical nature of the church or whatever once sat on this site. One assumes that will come up as part of an environmental impact report required by the county for development, unless that requirement has been waived as the TIA.

Goal 13. Achieve a Rich and Diverse Community of Arts, Culture, and other features of the “life beyond work”. I struggle to see how this development proposal furthers this goal in terms of a diverse community of Arts, culture, or anything remotely close. Even by the most liberal standards, there is nothing about this proposal that furthers “life beyond work” or the arts or culture. Unless you count the graffiti that is likely to adorn the backside of the storage facility someday.

Goal 14. Achieve Community Identity, Cooperation, Spirit and Solidarity. Again, much like goal 13, this proposal tears down community identity in its immediate surroundings and is destroying the spirit of this neighborhood. It does promote solidarity in that the community has come together to oppose the development plan and, in some respects, cooperation to that same end. That is, unless you are viewing it through the lens of cooperation between the county administration and the residents of this area, Then no. This development does nothing to further this goal.

Overall, the closest this development proposal comes to meeting any of the goals outlined in the Comprehensive Development Plan is “doesn’t promote or further” it. From a commonsense perspective, it is not a stretch to say that this proposal is counter to every single goal and vision outlined in the comprehensive plan for 2020 and beyond. To be clear, the idea of developing the parcel in and of itself is not an issue. My only request, however, is that the county change the zoning based only on proposals that stay true to the UDA and the spirit of the Comprehensive Plan. I would expect that to be the case with every proposal that comes forward. (including the conversion of condos to rentals; for another day)

Personally, I would prefer that the county take steps to increase owner-occupied single-family housing to help fill a void in the market and otherwise meet a very high demand. This is a quality-of-life issue for residents of the county and those who seek to live here. For that reason, and many others, I view any rental housing along Boyers Road as being unacceptable.

Any commercial storage facilities that are three stories tall, are also unacceptable.

The Planning Commission and Board should ask themselves whether any proposal furthers these goals before approving them. I understand the planning office's tendency to "dispassionately" support a proposal that legally meets the requirements of zoning. As a public administrator, their role should not be to impose a personal belief or otherwise interject personal persuasion into the process. That said, I expect the planning commission and the board to take a more personal interest in those approvals and ultimately do what is best for the citizens they represent.

At the June meeting of the Board of Supervisors last year where the discussion centered on the creation of a new "Shenandoah Stormwater Control District", Mr. Kyger indicated that the board makes the best decisions that they can with the information they have available to them and are open-minded. I think that is a reasonable approach to that role and others such as this Planning Commission and hope that hearing from hundreds of citizens, that the recommendation for this proposal be on of rejection, along with any others that do not meet the spirit of the UDA and Comprehensive Development Plan for 2020 and Beyond.

I have attached an email exchange between myself and staff at the County's Planning and Zoning & Development office as additional background, as well as material referenced in that email exchange.

I would appreciate having that, along with this letter introduced for the record of the Planning Commission meeting tonight.

Thank you for your consideration and attention.

Craig Short

From: [GINA HERTZENBURG](#)
To: [Craig E. Short](#); [Bradford Dyjak](#); sandy.myers@vdot.virginia.gov; don.komara@vdot.virginia.gov; wloomis@rockinghamcountyva.gov; [Rick Chandler](#); bill@loomiswm.com; [Jessica Kilby](#)
Subject: Re: [BARRINGTON] Neighborhood Update - Planning Commission
Date: Wednesday, March 31, 2021 12:12:36 PM

Well said, and I couldn't agree more! With several developments currently under construction on Boyers Road, we do not know at this time the full impact the additional traffic will have on this small, narrow country road, in addition to all the other points previously mentioned. I would encourage all our representatives of the Board of Supervisors and Zoning Commission to take a walk down Boyers Road between the hours of 3:00 p.m. and 6:00 p.m., especially where Boyers Road and Taylor Spring Lane intersect, to better understand the safety issues of this area. Time to take a breath and pause on the unnecessary, high density development that is negatively affecting our communities.

Gina Hertenberg

On 03/28/2021 11:56 PM Craig E. Short <craigeshort@aol.com> wrote:
Mr Dyjack; Please enter this correspondence sent to my neighbors (and copied to you, the Planning Commission and The Board of Supervisors) as part of the public record as it relates to the Planning Commission meeting regarding the consideration of the Boyer's Crossing Development during the upcoming April 6th Hearing; along with prior correspondence dated February 2, 2021 for same (I'll forward under separate email); Additionally, please feel free to forward my concerns to Baum Investments. Their website has no contact information on it and it isn't clear to me who they are or where they are located.

To those living in the area near the intersection of Boyers Road and Port Republic Road to whom I've written in recent weeks regarding the proposed development by Baum Investments LLC and their intentions to construct a massive Self Storage Facility and 1-2 Bedroom Unit Apartment Buildings across from Barrington's entrance on Boyers Road; One quick follow up, and correction on the matter of the commercial storage facility proposed at Boyers Road directly across from the entrance to Barrington Drive: The correction: In my prior email, I referenced the size of this storage facility as being 31,000 square feet. The developer has since modified that by adjusting the size to three times that up to *90,000 square feet*. I wanted to make sure to point that change out so that I haven't underrepresented the size in my prior emails. I suppose that Mr. Dyjack's point below (from our prior exchange) that the Wal Mart was bigger by 10,000sf is no longer relevant. Ironically, he was making the point that the structure isn't that big by comparison, however, **the proposed structure will now be more than twice the size of Wal-Mart and nearly three times as tall**. You'll note that a 'rendering' of the structure is on the developers promotional sheet, found attached to this email that describes a veritable utopia on that corner. My recommendation (to anyone who believes what the developer has put forth about Cube Smart) is to go <https://www.cubesmart.com/storage-locations/> in your browser, and select any of their locations on google earth to zoom in on...any of them. **None** of them meet the standard described here, yet they all have similar characteristics that make them equally undesirable. It is highly unlikely that this location will ever live up to the image projected on the developers website or promotional material, either. At this point, I've downloaded the renderings so that, at the very least, I can bring them back to the board within a year after construction to ask them to hold the developer accountable. (although it will be far too late at that point to do anything)

My position on the rentals hasn't changed, either. The developer has at least dressed them up with renderings, but the fact of the matter is that rentals of this nature and storage facilities are inappropriate at this location. It doesn't matter what the developer promises they'll look like.

From: [RODNEY MINER](#)
To: [Bradford Dyjak](#)
Cc: [Rick Chandler](#); wloomis@rockinghamcountyva.gov
Subject: Boyers crossing proposal
Date: Friday, April 2, 2021 11:38:14 AM

Dear Mr. Dyjak

I would appreciate my correspondence be part of the public record in reference to the Boyer Crossing proposal.

My wife and I (Susan Wheeler) are residents of the Barrington Subdivision. We have been diligent in trying to educate ourselves as to the pros and cons of the Boyers Crossing development proposal. We have arrived at the conclusion that what is currently being proposed is not in the best interest of the residents of Barrington or our close neighbors on Boyers Road and Port Republic Road. We understand that the several tracts of land at the northeast corner of Boyers and Port Republic roads probably cannot remain corn fields forever but, we think Rockingham County can and should do better than what the developers want to establish with the current proposal as we understand it.

Rental units and storage facilities are not the answer and will undermine the value of our homes. Especially the homes closest to the proposed area. We have reviewed the Stone Spring Urban Development Plan and this proposal does not meet the standards in that document. We appreciate your time and consideration of this correspondence.

Best Regards,
Rodney Miner
540-705-6784

Message Sent From Outside of our Network

From: [Craig E. Short](#)
To: [Bradford Dyjak](#); wloomis@rockinghamcountyva.gov; [Rick Chandler](#); jwetzler@dnronline.com
Subject: Fwd: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov
Date: Tuesday, April 6, 2021 11:25:13 AM

One more email on the matter of the proposed Boyer's Crossing Development: One clarification and notice:

Clarification: My previous email on 3/28/21 stated that there was a 99.99% certainty that Mr. Dyjack and the zoning office would be recommending approval no matter who raised what objections. Check that to remove the .01% chance and bring it up to 100%. The information contained in the link below from the Planning Commission's meeting agenda found [here](#). You'll note on page 1 of 10 of the Rezoning Case Report prepared by the Rockingham Department of Community Development (its the 6th page of the agenda), it predictably states staff recommendation to be "Approval, April 1, 2021. Then continues on with an additional 24 pages of material in support of that recommendation to which I'm sure the developer is grateful. It's a poorly thought through recommendation and I'll be at the meeting this evening to explain why, which brings me to the second point of the email.

The planning commission meeting is this evening at 6:30pm in the Board Meeting room in the county office building. The public is invited to participate through the [meeting livestream](#) by copying this link into your browser:

<https://rockinghamcountyva.webex.com/webappng/sites/rockinghamcountyva/meeting/download/bbca44ba13c74a24971d0fe21847a5d3?siteurl=rockinghamcountyva&MTID=m5010c228418995727edc44deed3048e8>

The link is for those who wish to observe, listen or even speak. Of course, you don't have to speak to watch the meeting, but I invite anyone who cares about this proposal to tune in, if for no other reason to let the planning commission know that those of us who live in this county are watching with every expectation that they'll be doing the right thing in the best interest of the residents who live here; not Missouri based developers.

I plan to attend and speak to the commonsense aspect of why this is a bad idea for the entire county from the perspective of the Port Road Corridor, and for the people who live in the residential areas adjacent to it. I'll also speak to the specifics about why the office of Planning's recommendation is flawed from a technical standpoint, in their own language. After that, it'll be up to the planning commission to make their recommendation based on their considered judgment. We'll see where it goes from there.

Thanks for the patience on all of these emails. You'll note that I've copied Mr. Dyjack since I've mentioned his action and the County Office of Planning, and I've also added Jessica Wetzler from the Daily News Record to the email string. You likely saw what I consider to be a "puff piece" in the DNR this morning that essentially tells one side of the Developer's story only. I don't say that disparagingly, but only to point out that it appeared to be nothing more than a press release from the developer or the county. With that, I thought it would be in her interest to see that there are over 500 signatures on a petition against this proposal and a history of objections to the development. I also thought it would be interesting for her to attend the meeting this evening to hear other perspectives on why this development proposal should never have made it this far in the first place. Her article from today can be found [here](#). Just for "funnies", here's another DNR article entitled "[Storage Unit Meth Lab Case Continued to May](#)" from a few years ago. I wonder if that is what "the young professionals and neighbors alike wanted in their development"?

Thanks again for the patience with the emails and for the support expressed by many copied. Each expression of support is very much appreciated!

-----Original Message-----

From: Planning Commission <listserv@civicplus.com>
To: CraigEShort@aol.com
Sent: Sat, Apr 3, 2021 12:06 am
Subject: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov

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Planning Commission

This is the Planning Commission's regular meeting agenda for the April 6, 2021.... [View in the Agenda Center](#)

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<http://www.rockinghamcountyva.gov/list.asp?mode=del>

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From: [Kelly Getz](#)
To: [Bradford Dyjak](#)
Subject: FW: REZ20-333
Date: Tuesday, April 6, 2021 5:42:20 PM

From: HAROLD BENNETT <bentwood2@comcast.net>
Sent: Tuesday, April 6, 2021 3:29 PM
To: Kelly Getz <kgetz@rockinghamcountyva.gov>
Subject: REZ20-333

Mr. Getz,

I want you to know that my wife and I are adamantly opposed to the proposed development at the corner of Port Republic Road and Boyers Road. We do not feel that this proposal fits with the neighborhood and also will add dramatically to the traffic load on Boyers Road that already is being densely developed.

No matter what the planned use of the units is I am sure it will eventually end up being student housing with the resulting partying.

Harold and Kim Bennett

2761 Mattie Drive

Message Sent From Outside of our Network

From: [Cathy Glick](#)
To: [Craig E. Short](#)
Cc: [Bradford Dyjak](mailto:wloomis@rockinghamcountyva.gov); wloomis@rockinghamcountyva.gov; [Rick Chandler](#); jwetzler@dnronline.com
Subject: Re: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov
Date: Tuesday, April 6, 2021 1:07:54 PM

Mr. Short and others,

I wanted to express my displeasure of how the planning commission and the Board of Supervisors are obviously planning to approve this development no matter what the taxpayers who have to live near it are saying. I don't think we need anymore low priced housing near our neighborhoods along Port Republic Road, much less a storage facility no matter how many pictures are printed showing how attractive the site will be. It is still a storage facility which is tacky. The homeowners of Barrington are paying high taxes on homes that will lose value with that kind of development. The fact that the county schools see no impact on the school system means that they are targeting college students that we don't want to live near either. There was supposed to be a church built on that site when I moved here in 1998 and they would have been a good neighbor not development from a company that is not even from Virginia. A Missouri company doesn't care about the people who live here and obviously our local government feels the same way. We have had extra taxes on us for a watershed problem that we did not create and now this. My neighborhood is getting tired of one slap in the face after the next.

Cathy Glick
2811 Barrington Drive

Bradford Dyjak

Subject: FW: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov

From: Dan Emmerman <dan@dbephoto.com>

Sent: Tuesday, April 6, 2021 11:45 AM

To: Craig E. Short <craigeshort@aol.com>

Cc: Bradford Dyjak <bdyjak@rockinghamcountyva.gov>; jwetzler@dnronline.com; Rick Chandler <rchandler@rockinghamcountyva.gov>; wloomis@rockinghamcountyva.gov

Subject: Re: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov

Craig,

The article in the DNR was definitely a nice puff piece. Especially with the last section devoted to everyone who doesn't have a problem with the proposal. Of course Rockingham fire and rescue, the schools and all the others don't have an issue as it checks all the required boxes. That's it. Except it does affect the people who live in, and around, the area. I guess the developer and commission decided to omit the residential response and petition when they gave the DNR information.

I've googled plenty of the Cubesmart locations per Craig's advice and I personally don't like the majority of the ones I saw. Could this one be the minority? I'm not banking on it.

See you at the meeting tonight. Looking forward to it.

Dan Emmerman
3064 Briarwood Court
Rockingham, VA 22801
540-383-4942

Bradford Dyjak

Subject: FW: FW: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov

From: Sharon Lovell <selovell@gmail.com>

Sent: Tuesday, April 6, 2021 12:00 PM

To: Craig E. Short <craigeshort@aol.com>; Bradford Dyjak <bdyjak@rockinghamcountyva.gov>;

wloomis@rockinghamcountyva.gov; Rick Chandler <rchandler@rockinghamcountyva.gov>; jwetzler@dnronline.com

Subject: Fwd: FW: County Planning Commission Meeting Agenda 4/6/2021 for www.rockinghamcountyva.gov

Craig,

Thank you very much for all of your efforts, and your detailed messages about this matter. I wish for Rick Chandler and Bill Loomis to know that I am very much opposed to approval of this development.

Sharon Lovell